

# For Sale | 711 SE Grand Ave | Portland OR



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**WRIGHT COMMERCIAL**  
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## Overview



## Property Summary

Address:	711 SE Grand Ave Portland OR 97214
Building Size:	9,812 SF
Lot Size:	4,665 SF
Floors:	3
Net Rentable Area:	9,812 SF
Leased:	100%*
Zoning:	EX
Asking Price:	\$2,639,280
Reduced Price	(\$269/sf)

\*Lease expiration 12/31/23.

Tenant is willing to move out earlier for owner occupant.



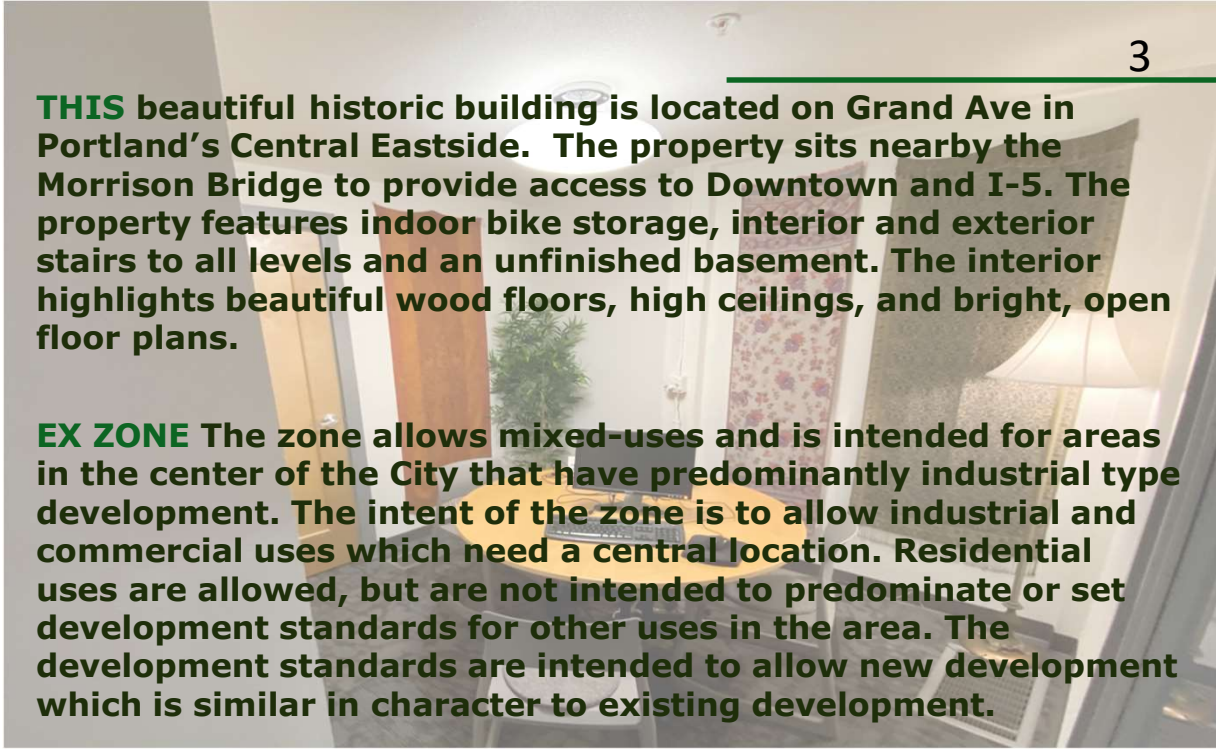
A photograph of a hallway with a carpeted floor and wooden walls. A staircase with a wooden railing is on the left, leading up to an arched doorway. A light fixture hangs from the ceiling.

Interior and  
Exterior access to  
all 3 levels

Indoor Bike  
Storage

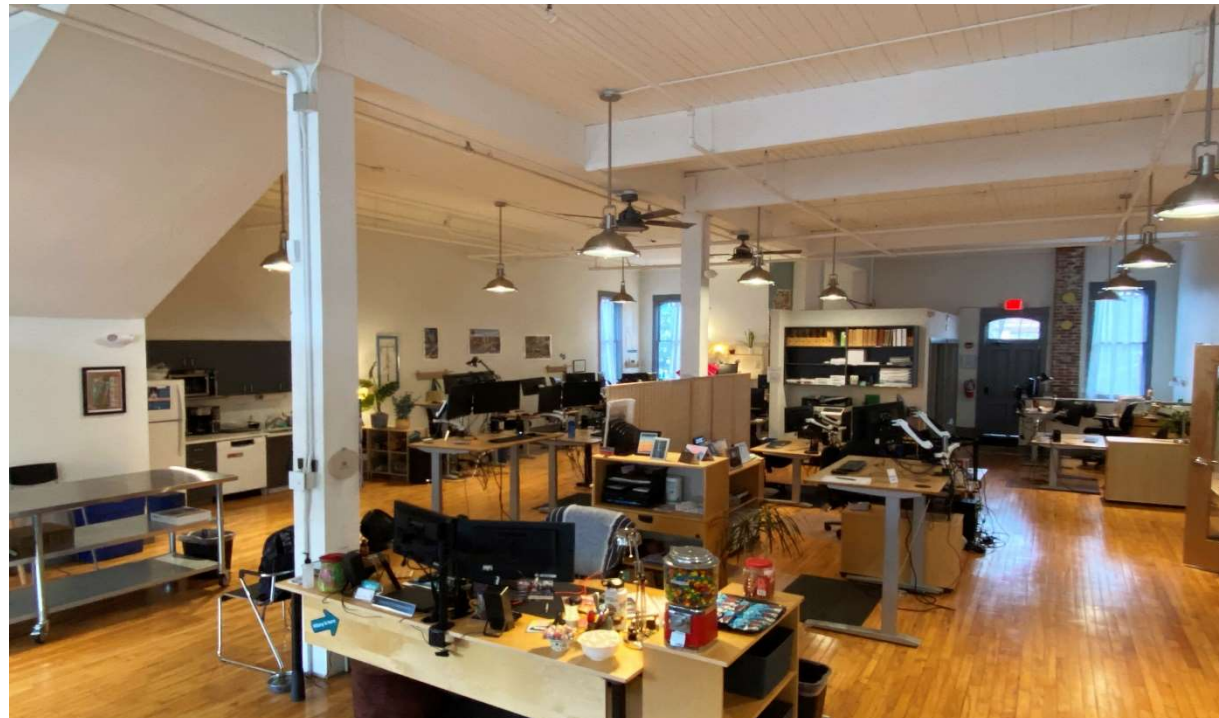
Fire Sprinkler  
System

Office Renovated  
(2019)

A photograph of a living room with wooden floors, high ceilings, and large windows. A potted plant is visible near the windows.

**THIS** beautiful historic building is located on Grand Ave in Portland's Central Eastside. The property sits nearby the Morrison Bridge to provide access to Downtown and I-5. The property features indoor bike storage, interior and exterior stairs to all levels and an unfinished basement. The interior highlights beautiful wood floors, high ceilings, and bright, open floor plans.

**EX ZONE** The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.





## Location



Walk Score 86 Very Walkable



Bike Score 100 A Perfect Score.



Transit Score 73 Excellent Transit

