

\$1,200,000

- ◇ **3,081 sf building**
- ◇ **150' x 81' (.28 acres)**
- ◇ **Desirable CE Zoning**
- ◇ **Served by 2 bus lines**

FOOD MANUFACTURING FACILITY FOR SALE

4512 SE 28th Ave. Portland, OR 97202



PARKING: 12 spaces

ADDRESS: 4512 SE 28th Ave. Portland, OR 97202

OPPORTUNITIES:

Currently configured as a food processing plant. CE Zoning (Commercial Employment) permits a broad range of uses including retail, and multifamily redevelopment of up to 4 stories. (Buyer to confirm details.)

LOCATION, LOCATION, LOCATION Close-in Reed College area...located at the SEC of SE 28th and Holgate.

SUMMARY:

Seller is including a 9' x 17'-6" -10° F Freezer and a 12' x 20' Cooler in price. Commercial stoves, steamers, SS production tables and other food production items available, 2,000 lb. Toyota Forklift available at affordable prices.



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LAKE OSWEGO, OR 97035
www.rosecitycre.com

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Principal Broker
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PHOTOS



40' Container-Auxiliary storage (Inc.)



3 ea. High Heat Burners



Sinks-North Production area



3 Dual Convection Ovens, Dual Steamer



Walk-in (12' x 20')



Freezer (-10°F) 9' x 17'-6"

AERIAL MAP



ROSE CITY COMMERCIAL REAL ESTATE

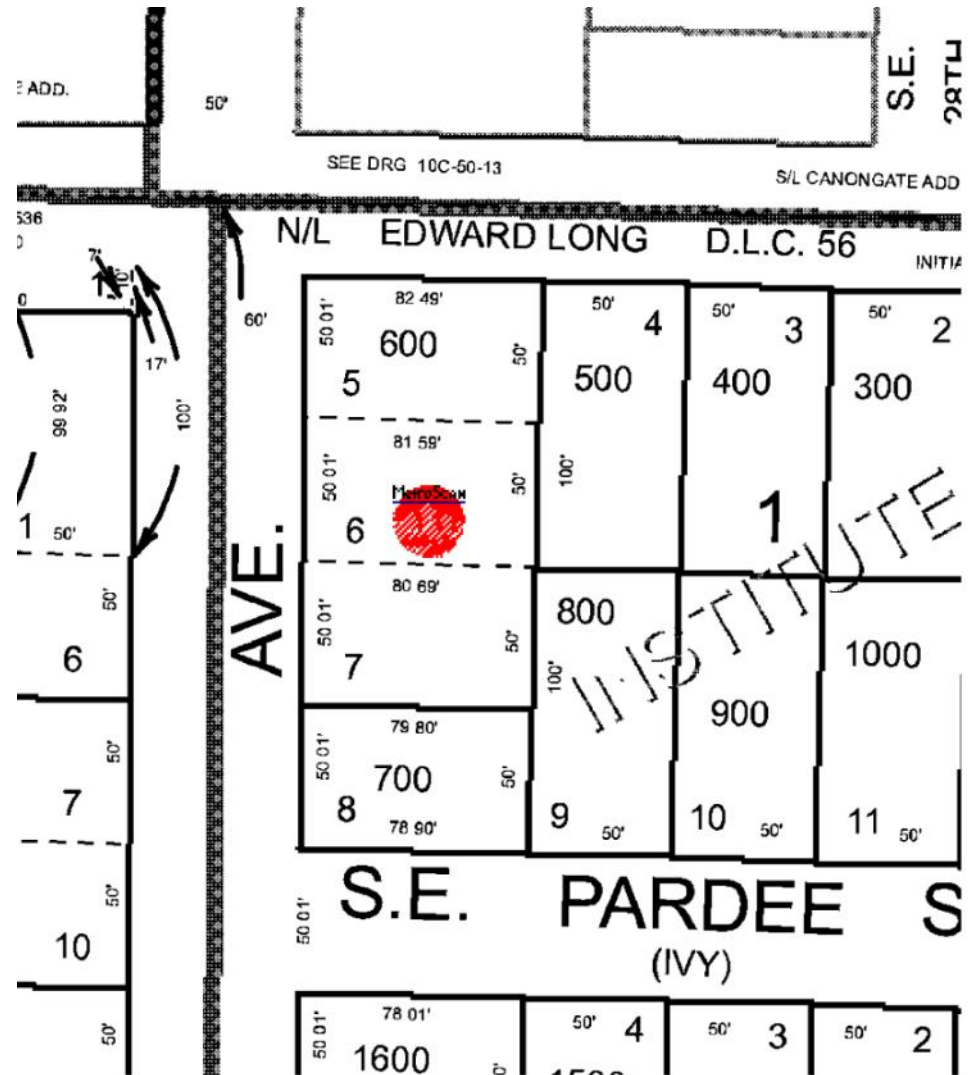
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LEGAL DESCRIPTION & PLAT MAP

LOTS 5, 6 AND 7, BLOCK 1, INSTITUTE PLACE, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON



Map No. 1S1E13BB 00600



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The information provided herein is from resources deemed reliable, but not guaranteed. All Buyers should ensure that proper Due Diligence procedures are followed.

Rose City Commercial Real Estate is happy to be a valued resource, but the final decision is solely the Buyer's.



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