



FOR SALE

1515 SE 82ND AVE

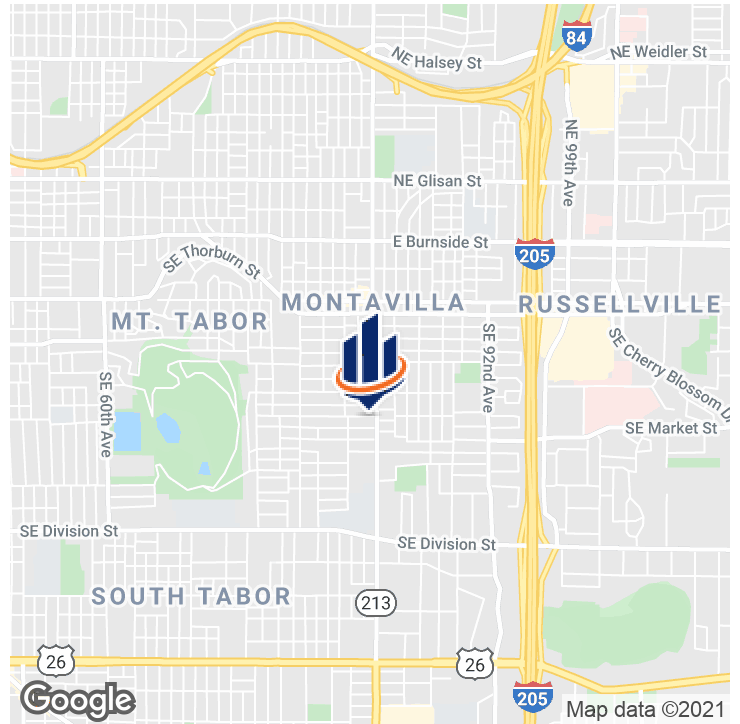
PORTLAND, OR 97216

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,800,000
Building Size:	3,908 SF
Lot Size:	27,050 SF
Price / SF:	\$460.59
Year Built:	1916
Zoning:	EG1
Market:	Portland
Submarket:	Mall 205
Drone Video:	View Here

PROPERTY OVERVIEW

The property consists of three fenced tax lots (12,650 SF, 5,000 SF, and 9,400 SF) for a total of 27,050 SF. A building (office) and garage are located on the lots. The property is zoned General Employment - EG1 - which opens it up for many uses. The EG1 Zone features smaller lots in a grid pattern, has a floor area ratio of 3:1, and can be built up to 45' high. Please view following pages for specific allowable uses.

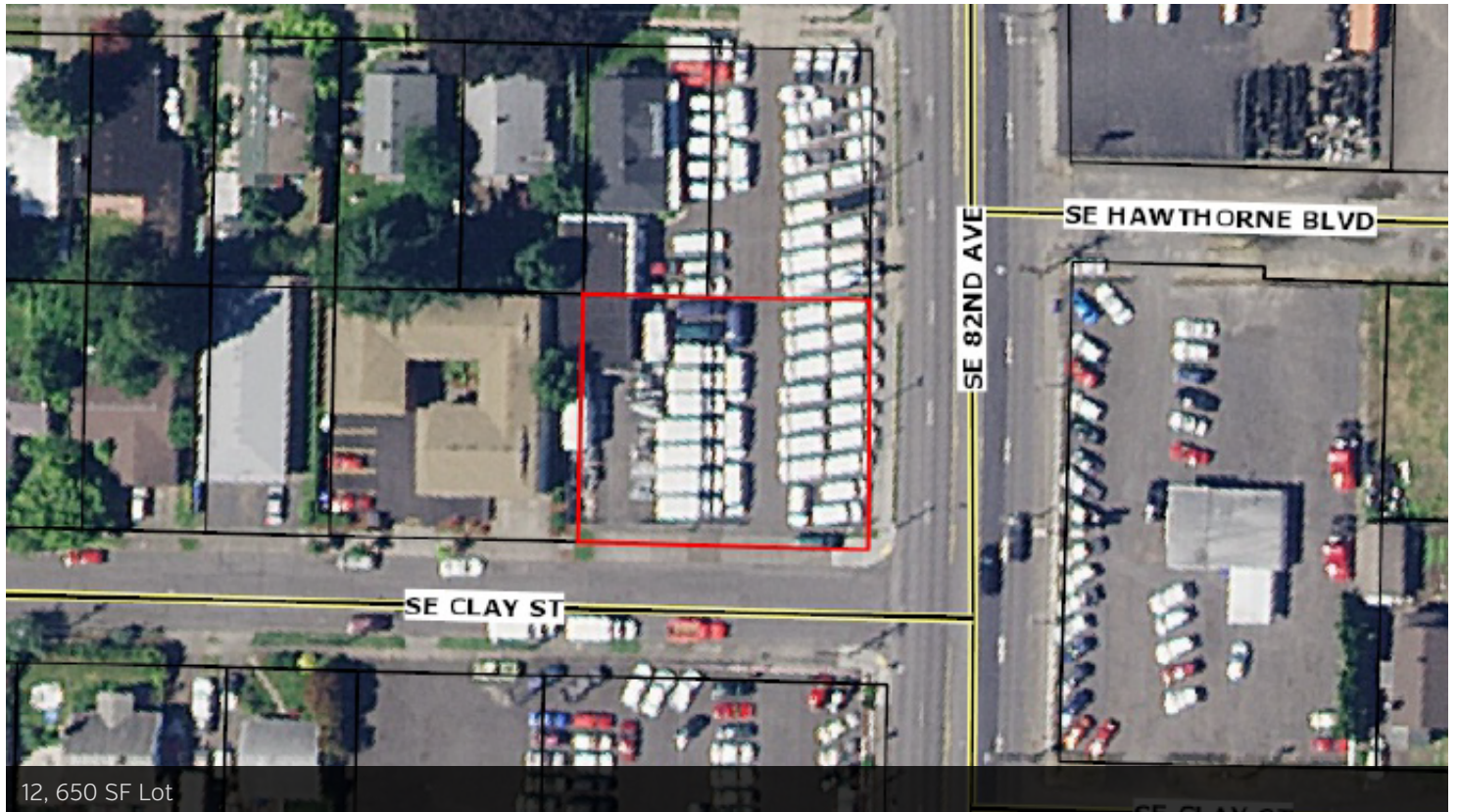
PROPERTY HIGHLIGHTS

- Automotive sales location grandfathered in.
- Oversized lot with a huge lit sign included in the sale.
- Highly visible location on SE 82nd Ave and NE Hawthorne.

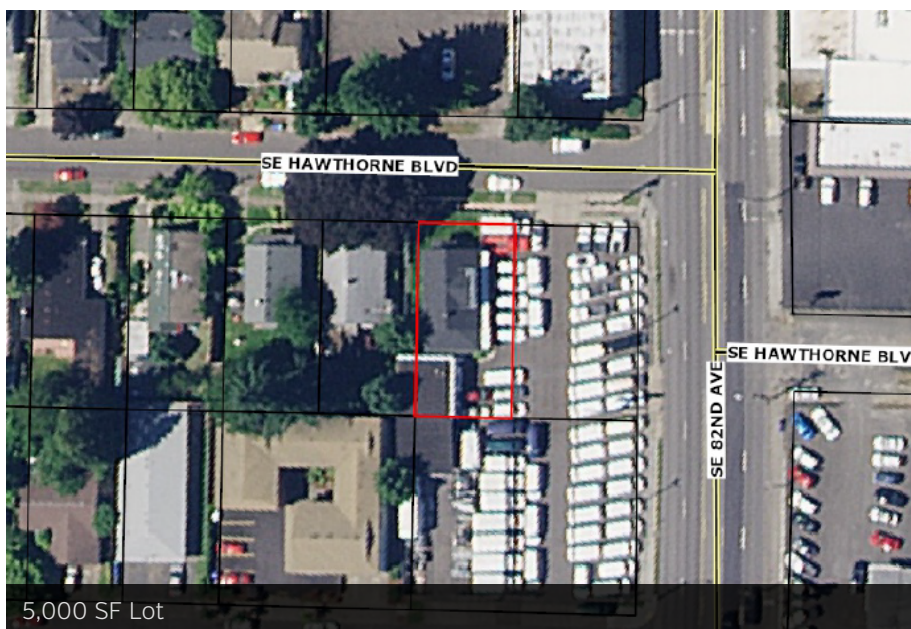
Additional Photos



Three (3) Tax Lots



12, 650 SF Lot



5,000 SF Lot



9,400 SF Lot

Table 140-1 Employment and Industrial Zone Primary Uses						
Use Categories	EG1	EG2	EX	IG1	IG2	IH
Residential Categories						
Household Living	N	N	Y	CU [1]	CU [1]	CU [1]
Group Living	N	N	L/CU [2]	N	N	N
Commercial Categories						
Retail Sales And Service	L/CU [3]	L/CU [3]	Y	L/CU [4]	L/CU [5]	L/CU [6]
Office	Y	Y	Y	L/CU [4]	L/CU [5]	L/CU [6]
Quick Vehicle Servicing	Y	Y	N	Y	Y	Y
Vehicle Repair	Y	Y	Y	Y	Y	Y
Commercial Parking	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]	CU [15]
Self-Service Storage	Y	Y	L [7]	Y	Y	Y
Commercial Outdoor Recreation	Y	Y	Y	CU	CU	CU
Major Event Entertainment	CU	CU	CU	CU	CU	CU
Industrial Categories						
Manufacturing And Production	Y	Y	Y	Y	Y	Y
Warehouse And Freight Movement	Y	Y	Y	Y	Y	Y
Wholesale Sales	Y	Y	Y	Y	Y	Y
Industrial Service	Y	Y	Y	Y	Y	Y
Bulk Fossil Fuel Terminal	L [17]	L [17]	N	L [17]	L [17]	L [17]
Railroad Yards	N	N	N	Y	Y	Y
Waste-Related	N	N	N	L/CU [8]	L/CU [8]	L/CU [8]

Y = Yes, Allowed

L = Allowed, But Special Limitations

CU = Conditional Use Review Required

N = No, Prohibited

Notes:

- The use categories are described in Chapter 33.920.
- Regulations that correspond to the bracketed numbers [] are stated in 33.140.100.B.
- Specific uses and developments may also be subject to regulations in the 200s series of chapters.

Zoning Information - EG1

Title 33, Planning and Zoning
8/10/20

Chapter 33.140
Employment and Industrial Zones

**Table 140-1
Employment and Industrial Zone Primary Uses**

Use Categories	EG1	EG2	EX	IG1	IG2	IH
Institutional Categories						
Basic Utilities	Y/CU [12]	Y/CU [12]	Y/CU [12]	Y/CU [13]	Y/CU [13]	Y/CU [13]
Community Service	L/CU [9]	L/CU [9]	L/CU [10]	L/CU [11]	L/CU [11]	L/CU [11]
Parks And Open Areas	Y	Y	Y	Y	Y	Y
Schools	Y	Y	Y	N	N	N
Colleges	Y	Y	Y	N	N	N
Medical Centers	Y	Y	Y	N	N	N
Religious Institutions	Y	Y	Y	N	N	N
Daycare	Y	Y	Y	L/CU [11]	L/CU [11]	L/CU [11]
Other Categories						
Agriculture	L [16]	L [16]	L [16]	L [16]	L [16]	L [16]
Aviation And Surface Passenger Terminals	CU	CU	CU	CU	CU	CU
Detention Facilities	CU	CU	CU	CU	CU	CU
Mining	N	N	N	CU	CU	CU
Radio Frequency Transmission Facilities	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]	L/CU [14]
Rail Lines And Utility Corridors	Y	Y	Y	Y	Y	Y

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Sale Comps



★ Subject Property

1515 SE 82nd Ave, Portland, OR 97216

Sale Price: \$1,800,000 **Lot Size:** 27,050 SF
Year Built: 1916 **Building SF:** 3,908 SF
Price PSF: \$460.59



1

1133 SE 82nd Ave

Portland, OR 97216

Sale Price: \$1,825,000 **Lot Size:** 23,087 SF
Building SF: 11,233 SF **Price PSF:** \$162.47
Closed: 11/15/2018



2

10431 SE Division St

Portland, OR 97266

Sale Price: \$1,400,000 **Lot Size:** 37,897 SF
Building SF: 4,000 SF **Price PSF:** \$350.00
Closed: 04/12/2019



3

120 NE 82nd Avenue

Portland, OR 97220

Sale Price: \$1,200,000 **Lot Size:** 14,375 SF
Building SF: 5,018 SF **Price PSF:** \$239.14
Closed: 05/22/2019



Sale Comps



8335 SE Division St

Portland, OR 97266

Sale Price: \$1,200,000

Building SF: 4,542 SF

Closed: 08/21/2020

Lot Size: 8,276 SF

Price PSF: \$264.20



8600 SE 82nd Ave

Happy Valley, OR 97086

Sale Price: \$1,000,000

Building SF: 4,380 SF

Closed: 02/17/2020

Lot Size: 27,878 SF

Price PSF: \$228.31



7633 SE Powell Blvd

Portland, OR 97206

Sale Price: \$650,000

Building SF: 2,265 SF

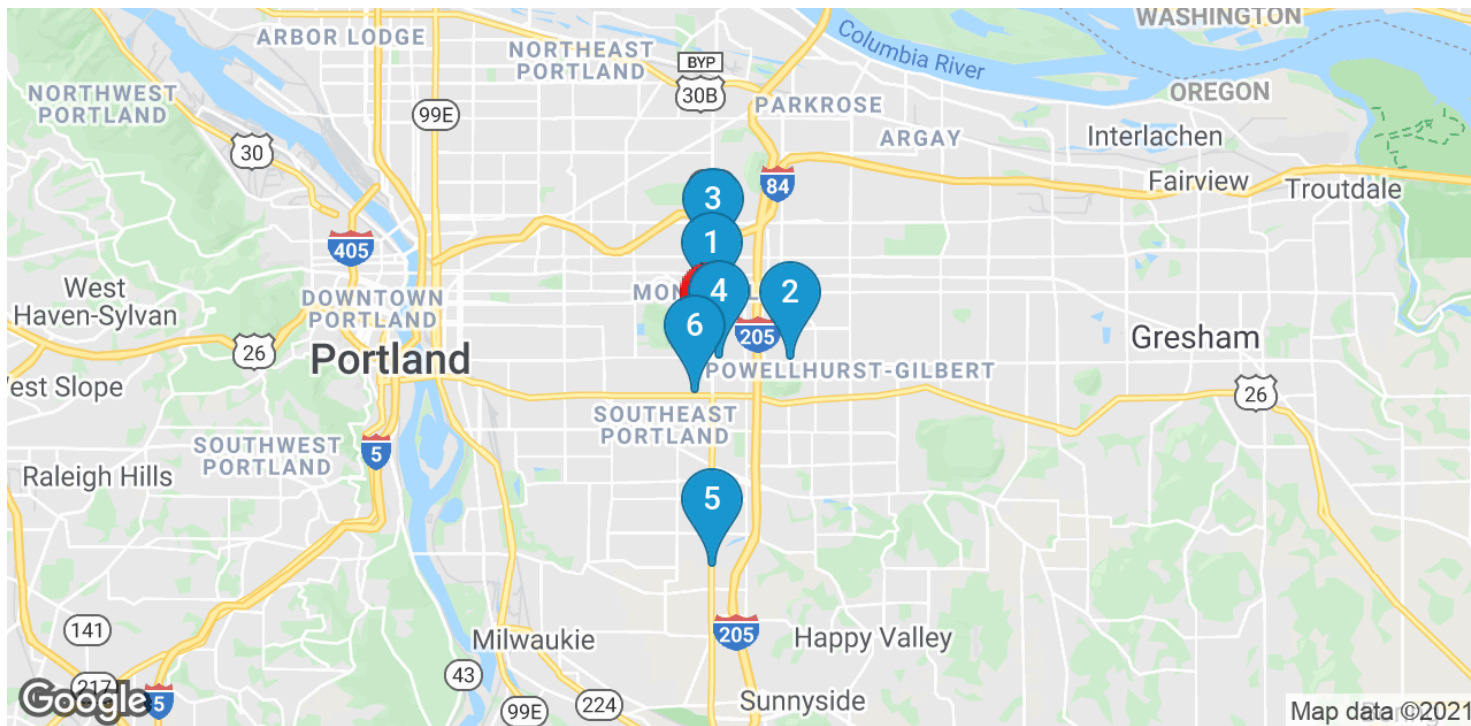
Closed: 12/10/2018

Lot Size: 7,841 SF

Price PSF: \$286.98



Sale Comps Map



SUBJECT PROPERTY

1515 SE 82nd Ave | Portland, OR 97216



1133 SE 82ND AVE

Portland, OR
97216



10431 SE DIVISION ST

Portland, OR
97266



120 NE 82ND AVENUE

Portland, OR
97220



8335 SE DIVISION ST

Portland, OR
97266



8600 SE 82ND AVE

Happy Valley, OR
97086



7633 SE POWELL BLVD

Portland, OR
97206

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