



**FOR SALE**  
**OWNER-USER / REDEVELOPMENT OPPORTUNITY**  
**Close-In East Side Office Building**  
 1737 NE Broadway Street | Portland, OR 97232

**Price: \$659,000**



**Property Highlights**

Building	2,284 SF
	Main Floor - 2 private offices with breakroom and reception
	2nd Floor - 3 private offices with restroom
	Basement - ideal for storage
Lot	4,500 SF
Parking	5-6 Passenger Vehicles
Location	Broadway St between Helen Bernhard's Bakery and Cadillac Cafe with proximity to streetcar and public transportation
Zoning	CS - Storefront Commercial (Portland)
Other	Existing Oil Furnace

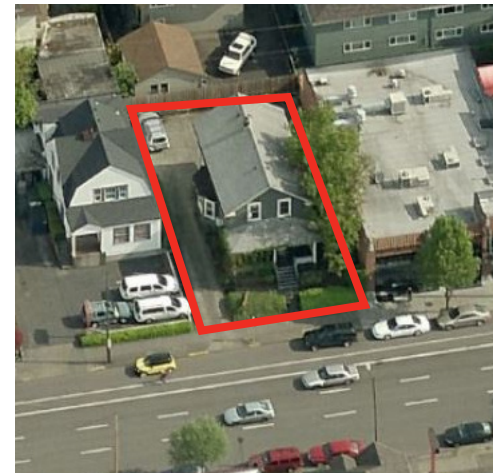
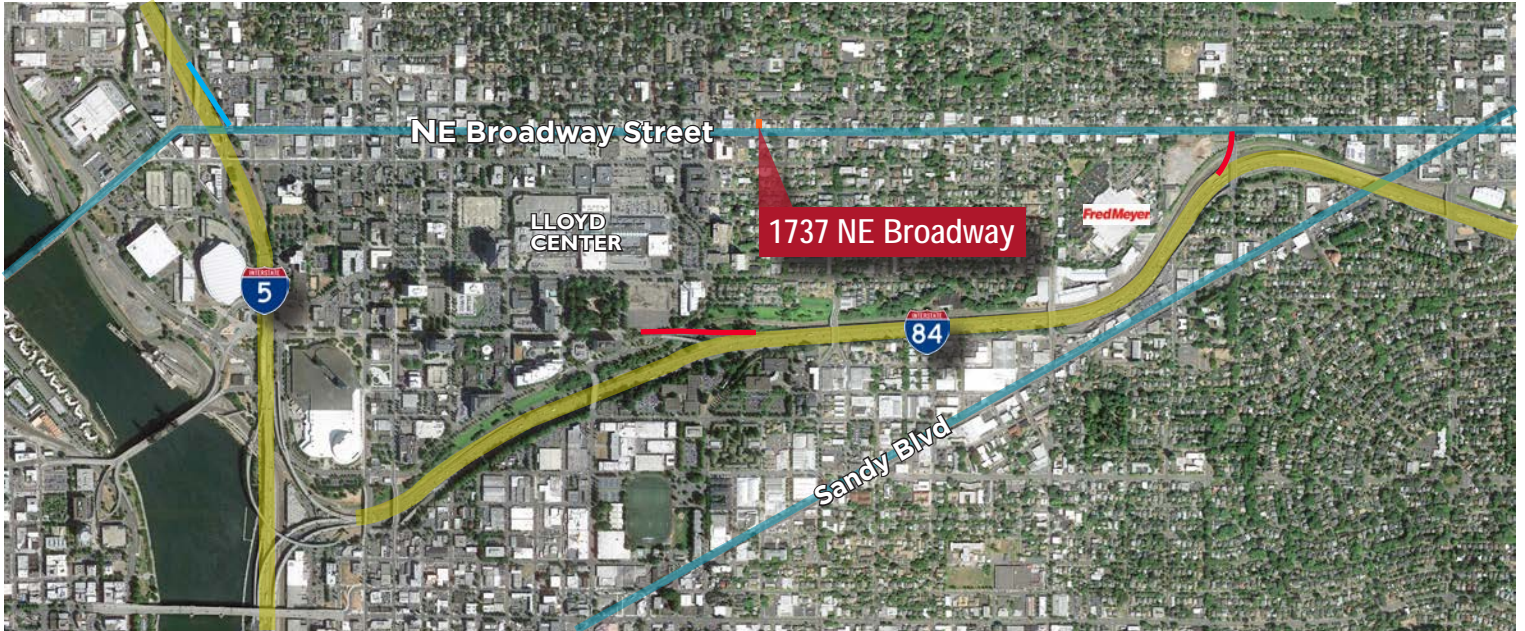
**DO NOT DISTURB TENANT**

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### Location

close-in Northeast Portland on the busy NE Broadway Street with traffic counts averaging 20,000 vehicles per day.

Easy access to I-5 and I-84 and I-405, as well as downtown directly across the Broadway Bridge.

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