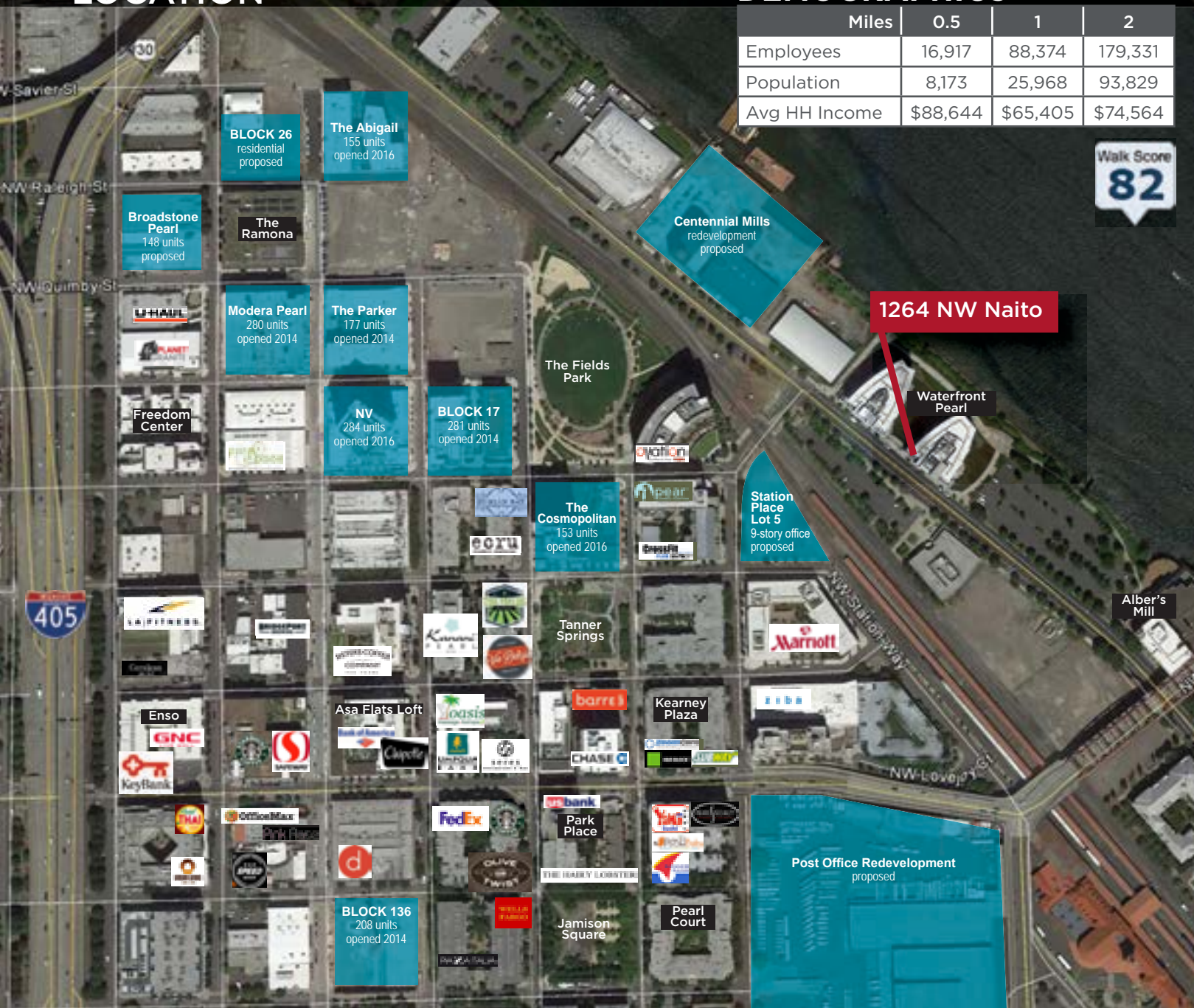


**FOR SALE**  
**WATERFRONT PEARL COMMERCIAL CONDO**

1264 NW Naito Parkway, Portland, OR 97209

**LOCATION**



**DEMOGRAPHICS**

Miles	0.5	1	2
Employees	16,917	88,374	179,331
Population	8,173	25,968	93,829
Avg HH Income	\$88,644	\$65,405	\$74,564



**FOR SALE | COMMERCIAL CONDO**

**WATERFRONT PEARL**

1264 NW Naito Parkway, Portland, Oregon 97209

**PROPERTY HIGHLIGHTS**



**LISTING PRICE: \$550,000**  
 Includes all FF&E

- Approximately 1,011 SF (Unit 106)
- 1 parking space included inside garage
- Turn-key coffee and wine bistro
- Beautiful Tenant Improvements completed in 2016 (including grease trap)
- All FF&E Included (inventory list available)
- HOA monthly fees include gas, water, garbage, other common area expenses (\$450/month)
- 192 units of high-end residential condominiums with 300 residents



**CONTACT**

**Anne Hecht**  
 Director  
 503 279 1728  
 anne.hecht@cushwake.com

**Cushman & Wakefield of Oregon, Inc.**  
 200 SW Market Street, Suite 200  
 Portland, OR 97201  
 www.cushmanwakefield.com



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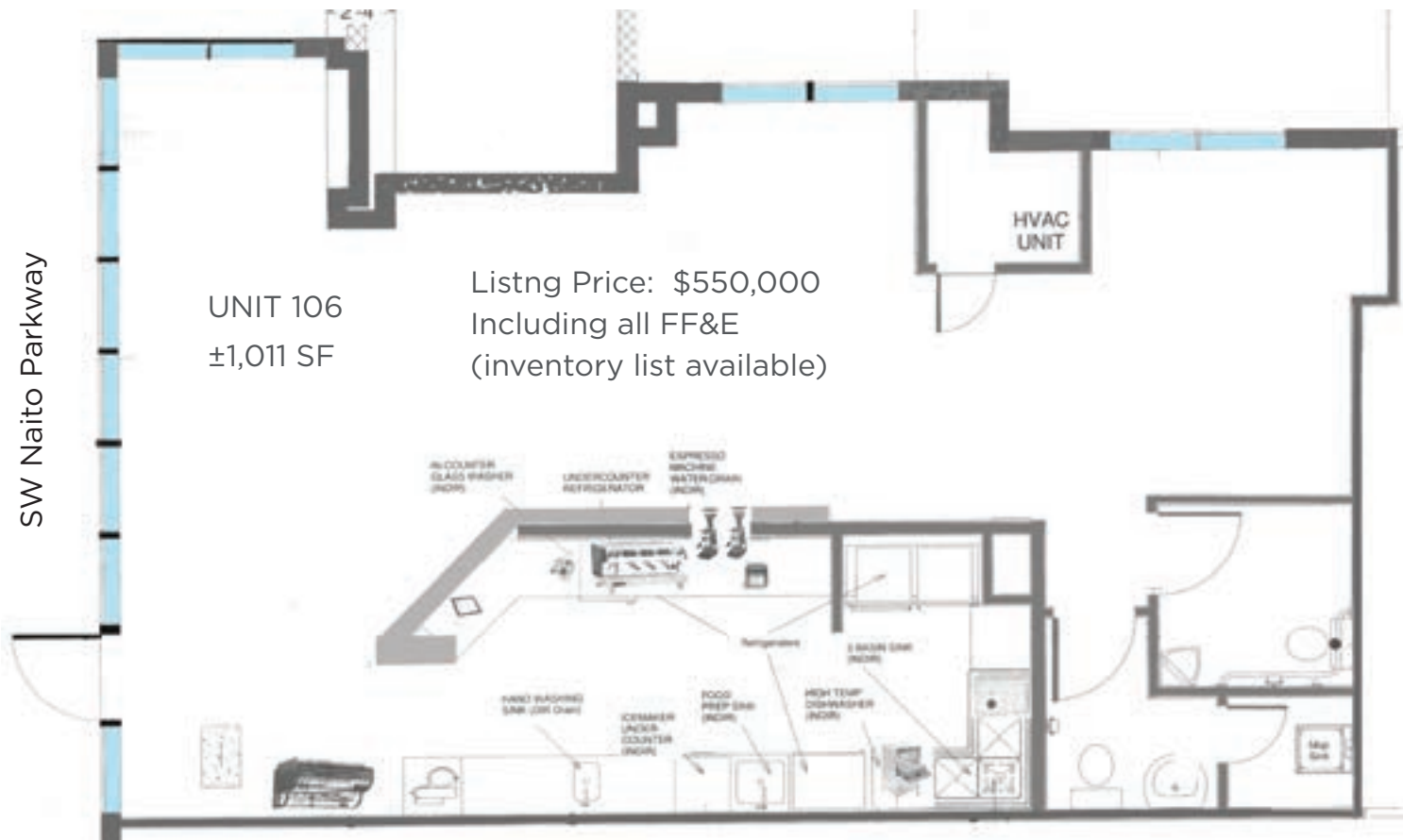
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## FLOOR PLAN



Beautiful Tenant Improvements completed in 2016 (including grease trap)



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