



## LOCATION



ONE BLOCK FROM BUS STOP ON SE DIVISION ST



WALKING DISTANCE TO DIVISION ST MAX STATION



ADJACENT TO I-205 MULTI-USE PATH



ABUNDANT SHOPPING NEARBY WITH ACCESS VIA MAX OR CAR INCLUDING MALL 205, GATEWAY SHOPPING CTR, AND EASTPORT PLAZA



EASY ACCESS TO MEDICAL SERVICES INCLUDING THE ADVENTIST HOSPITAL



WALKING DISTANCE TO HARRISON PARK ELEMENTARY SCHOOL



NUMEROUS PARKS NEARBY INCLUDING HARRISON PARK, MT TABOR, AND LENTS



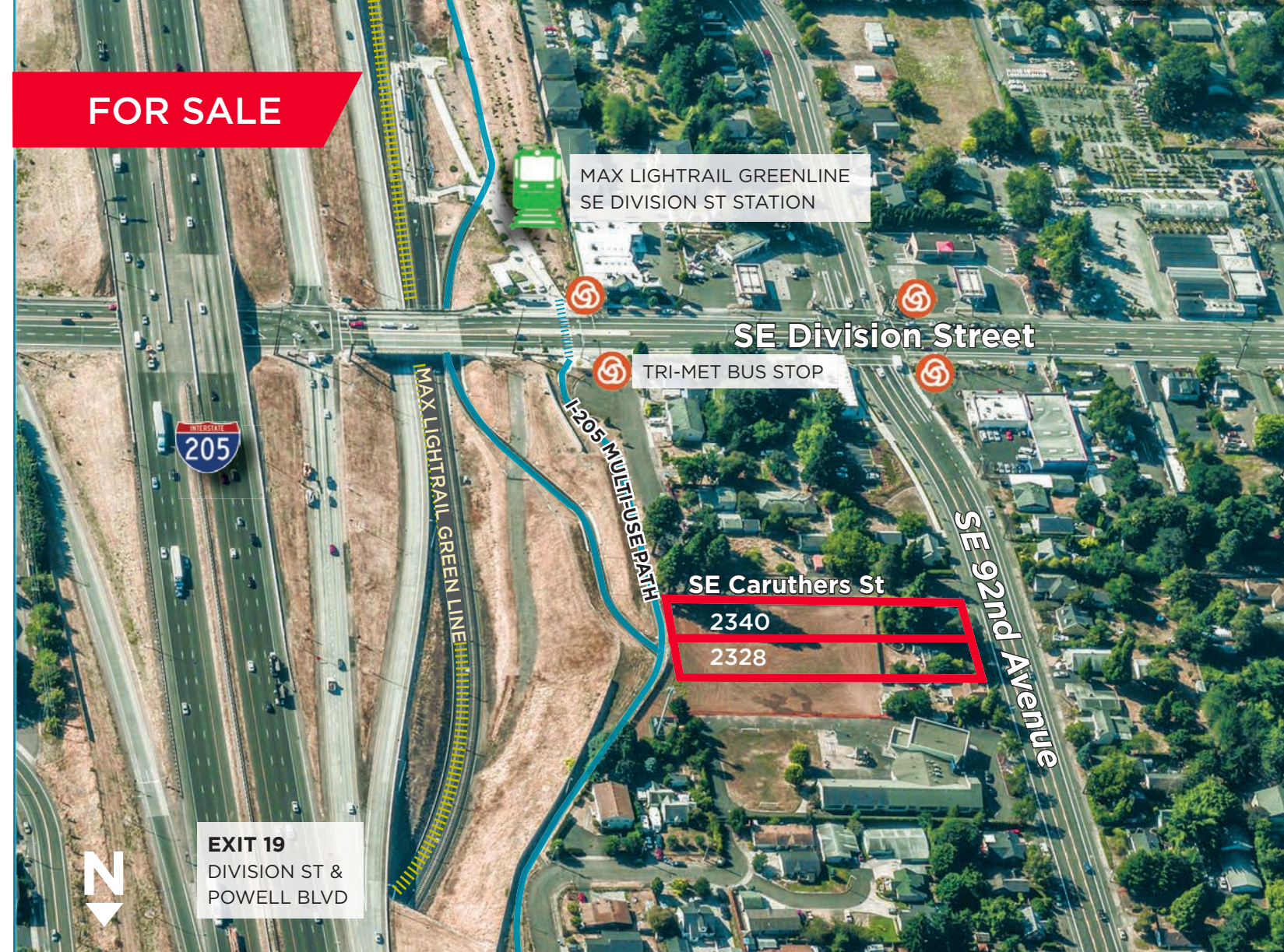
CLOSE PROXIMITY TO HIP RESTAURANTS



2328 & 2340 SE 92nd  
Portland, OR 97216



FOR SALE



PRICE REDUCED! Asking Price: ~~\$1,050,000~~ **\$900,000**

# PRIME LOCATION RESIDENTIAL DEVELOPMENT OPPORTUNITY

0.92 Acres Near SE Division St  
2328 & 2340 SE 92nd Avenue | Portland, OR 97216



**Aaron Watt**  
Managing Director  
+1 503 279 1779  
aaron.watt@cushwake.com

**Keegan Clay**  
Director  
+1 503 279 1704  
keegan.clay@cushwake.com



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+1 503 279 1779  
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keegan.clay@cushwake.com

200 SW Market, Ste 200  
Portland, Oregon  
main +1 503 279 1700  
cushmanwakefield.com



DEVELOPMENT OPPORTUNITY

**2328 & 2340 SE 92nd**  
Portland, OR 97216

## Zoning

**R2 - Residential 2,000**  
**Low Density Multi-Dwelling**



**21-32 Units/Acre**

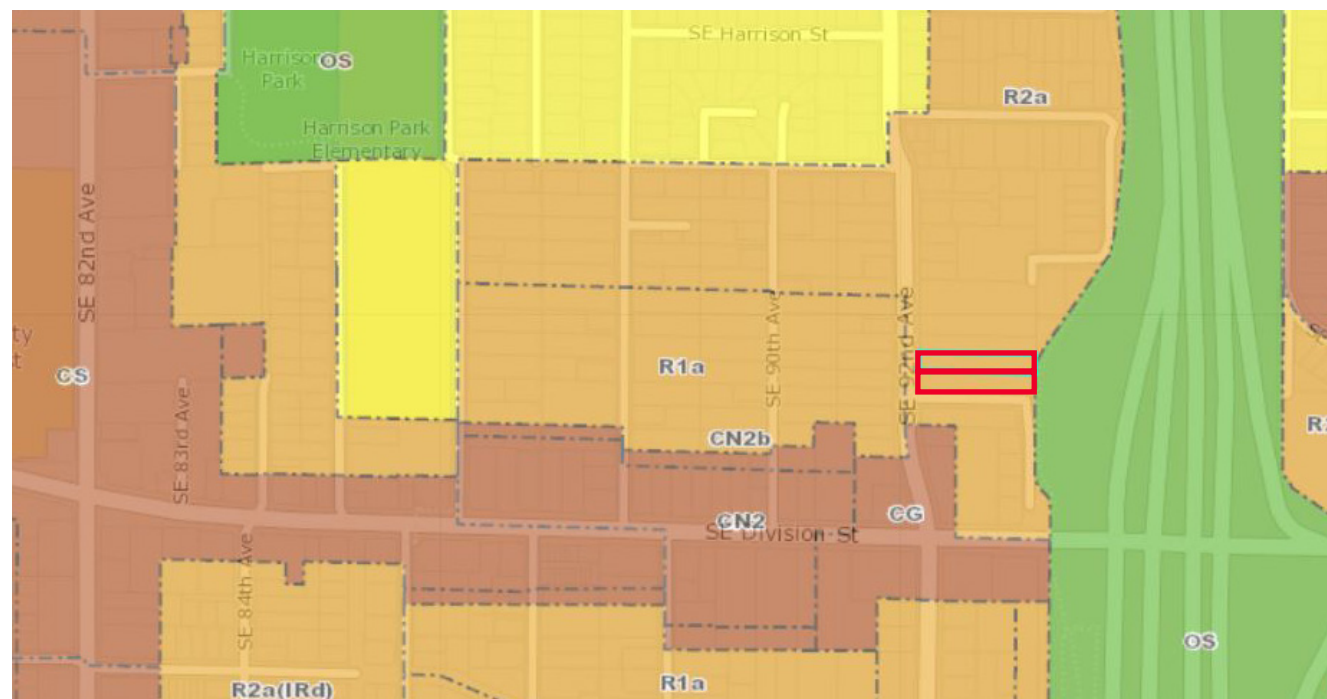
The R2 zone low density multi-dwelling zone allows approximately 21.8 dwelling units per acre. Density may be as high as 32 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to three story buildings, but at a slightly larger amount of building coverage than the R3 zone. The major types of new development will be duplexes, townhouses, rowhouses, and garden apartments. These housing types are intended to be compatible with adjacent houses. Generally, R2 zoning will be applied near Major City Traffic Streets, Neighborhood Centers and District Collector Streets, and local streets adjacent to commercial areas and transit streets.

## Property Highlights

- Two land parcels - 19,992 SF or 0.46 AC each for total of 39,984 or 0.92 acres
- One home on each parcel adjacent to SE 92nd
- Utilities readily available
- Majority of lot is flat and clear
- Access via the quiet side street - SE Caruthers St
- Berm separates property from freeway
- Adjacent to multiple amenities and transportation opportunities including MAX Station

**PRICE REDUCED!**

Asking Price: ~~\$1,050,000~~ **\$900,000**



**MULTI-USE PATH  
ADJACENT TO PROPERTY**

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