



LOCATION

2328 & 2340 SE 92nd
Portland, OR 97216



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



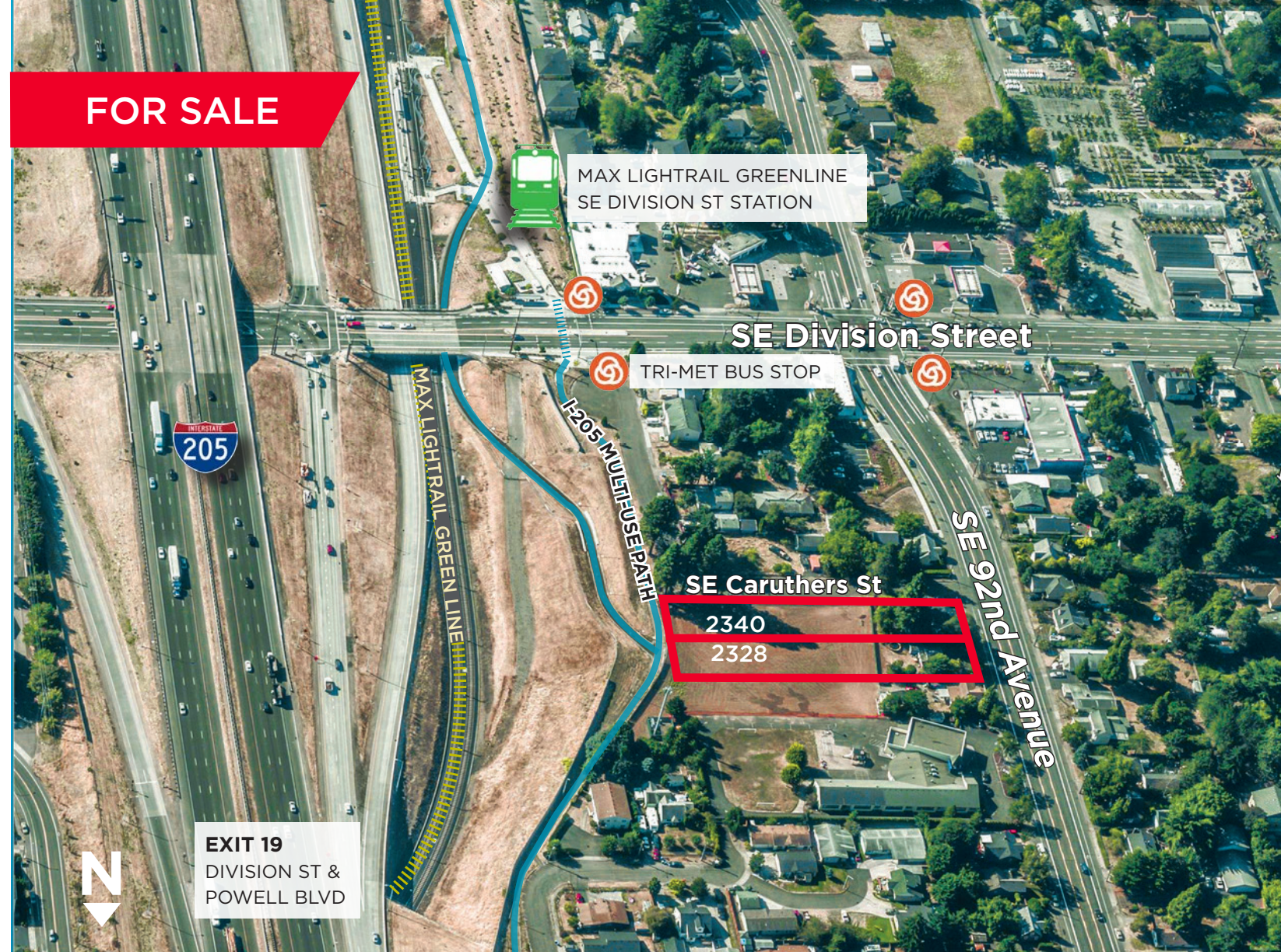
NUMEROUS PARKS NEARBY INCLUDING
HARRISON PARK, MT TABOR, AND LENTS



CLOSE PROXIMITY TO
HIP RESTAURANTS



FOR SALE



MAX LIGHTRAIL GREENLINE
SE DIVISION ST STATION

SE Division Street

TRI-MET BUS STOP

SE Caruthers St

2340
2328

EXIT 19
DIVISION ST &
POWELL BLVD

Asking Price: \$1,050,000

PRIME LOCATION RESIDENTIAL DEVELOPMENT OPPORTUNITY

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



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DEVELOPMENT OPPORTUNITY

2328 & 2340 SE 92nd
Portland, OR 97216

Zoning

R2 - Residential 2,000
Low Density Multi-Dwelling



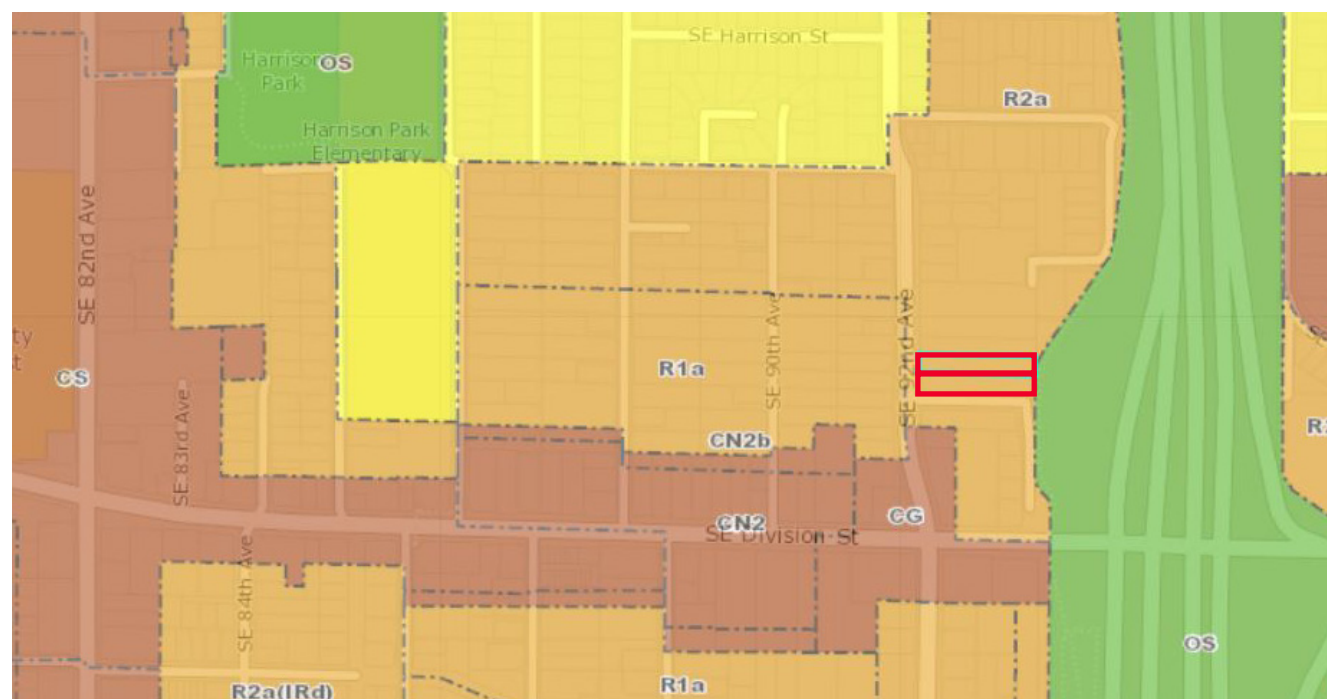
21-32 Units/Acre

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

Sale Price: \$1,050,000



MULTI-USE PATH
ADJACENT TO PROPERTY

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