



Presented by: Nick Krautter P.C.
Keller Williams-PDX Central

COMM/INDUSTRIAL **Status:** ACT **5/6/2008** **5:40:06 PM**
ML#: 8044340 **Area:** 142 **ListPrice:** \$875,000
Address: 6019 NE M L KING BLVD
City: Portland **Zip:** 97211 **Zoning:** EXdh
County: Multnomah **Map:** 566/G/6 **Prop Tax/Yr:** 1599.5
Tax ID: R243626, R243625
Sale Inc: BLDG, LAND **Prop Type:** COMM
Legal: PIEDMONT; INC STRIP 20' WIDE E OF & ADJ-S 32' OF LOT 3 BLOCK 40

BUILDING AND LAND INFORMATION

Yr Built: 1938 / REMOD	Present Use: OFFICE, RETAIL	# Stry/Bldg: 1/1
Parking: 10/ ON-SITE	Construction: BLOCK, CONCRET	Ceiling Ht/Ft:
Truck Door: /	Roof: FLAT	Gross SQFT: 3250
Occupancy: MO-T-MO	Loading:	Office SQFT:
Features: OFFICE, OS-LITE, ADA		Whse SQFT:
Equipment: SEC-SYS		Mfg SQFT:
Rd Surface: PAVED	Lot Size: 5K-6,999SF	Rd Frontage: 50
Lot Dim: 50x120	Lot SQFT: 6000	# Acres: 0.14
Waterfront:	River/Lake:	View:

UTILITIES

Heat: FOR-AIR	Fuel: GAS	Water: PUBLIC	Volts:
Cool: CENTAIR	Sewer: PUBLIC		Amps:

REMARKS

XSt/Dir: Westside of MLK just north of Ainsworth
Public: 6019-6021 NE MLK. 3250 sq ft of prime MLK fronted retail/office with EXdh zoning and 10 parking spaces off-street. Shadow anchored by Starbucks, Safeway, and Walgreens in the up and coming Piedmont neighborhood. Great visability and enough parking for medical.

BUSINESS AND LEASE INFORMATION

Doc Avail: FEASIBL, FLR-PLN	Franchise:	Inventory:	Yr Estab:
Restrictions:	Business Name: n/a		
Actual Gross Income: \$0	Actual Net Income: \$0	Actual Oper. Expenses: \$0	
Proj. Gross Income: \$52,000	Proj. Net Income: \$52,000	Proj. Oper. Expenses:	
Lease Type: MO-T-MO		Lease Amount:	
Lease Expire:	Leased Equip:	Lease Deposit:	