



Agent Full

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

**COMM/INDUSTRIAL**    **Status:** ACT    **6/6/2008**    **1:01:35 PM**  
**ML#:** 8044340    **Area:** 142    **List Price:** \$849,000  
**Address:** 6019 NE M L KING BLVD  
**City:** Portland    **Zip Code:** 97211  
**County:** Multnomah    **Map Coord:** 566/G/6  
**TaxID:** R243626, R243625  
**Sale Inc:** BLDG, LAND    **Prop Type:** COMM  
**Zoning:** EXdh    **List Type:** ER    **LR:** N  
**Legal:** PIEDMONT; INC STRIP 20' WIDE E OF & ADJ-S 32' OF LOT 3 BLOCK 40  
**Public Internet/Address Display:** Y/Y    **Offer/Nego:** CALL-LA  
**PDF Doc(s):** [1](#)  
[Virtual Tour](#)

**BUILDING AND LAND INFORMATION**

**Yr Built:** 1938 / REMOD  
**Parking:** 10/ ON-SITE  
**Truck Door:** /  
**Occupancy:** MO-T-MO  
**Features:** OFFICE, OS-LITE, ADA  
**Equipment:** SEC-SYS  
**Rd Surface:** PAVED  
**Lot Dim:** 50x120  
**Waterfront:**

**Present Use:** OFFICE, RETAIL  
**Construction:** BLOCK, CONCRET  
**Roof:** FLAT  
**Loading:**  
  
**Lot Size:** 5K-6,999SF  
**Lot SQFT:** 6000  
**River/Lake:**

**# Stry/Bldg:** 1/1  
**Ceiling Ht/Ft:**  
**Gross SQFT:** 3250  
**Office SQFT:**  
**Whse SQFT:**  
**Mfg SQFT:**  
**Rd Frontage:** 50  
**# Acres:** 0.14  
**View:**

**UTILITIES**

**Heat:** FOR-AIR    **Fuel:** GAS    **Water:** PUBLIC

**Cool:** CENTAIR    **Sewer:** PUBLIC

**XSt/Dir:** Westside of MLK just north of Ainsworth

**Private:** 6019-6021 NE MLK. 3250 sq ft of prime MLK fronted retail/office with EXdh zoning and 10 parking spaces off-street. PDC Renewal Area! Shadow anchored by Starbucks, Safeway, and Walgreens in the up and coming Piedmont neighborhood. Great visability and enough parking for medical.

**Public:** 6019-6021 NE MLK. 3250 sq ft of prime MLK fronted retail/office with EXdh zoning and 10 parking spaces off-street. PDC Renewal Area! 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

**Restrictions:**

**Actual Gross Income:** \$0

**Proj. Gross Income:** \$52,000

**Lease Type:** MO-T-MO

**Lease Expire:**

**Franchise:**

**Business Name:** n/a

**Actual Net Income:** \$0

**Proj. Net Income:** \$52,000

**Leased Equip:**

**Inventory:**

**Yr Estab:**

**Actual Oper. Expenses:** \$0

**Proj. Oper. Expenses:**

**Lease Amount:**

**Lease Deposit:**

**FINANCIAL INFORMATION**

**Property Tax/Yr:** 2517

**Tax Deferral:**

**Escrow Preference:** Chicago Title

**Terms:** CASH, CONV

**Spcl Asmt Balance:**

**3rd Party Trans:** N

**BAC: %** 2.5

**SAC:**

**BROKER / AGENT DATA**

**BRCD:** KWPC01    **Office:** Keller Williams-PDX Central

**LPID:** KRAUTTER    **Agent:** Nick Krautter P.C.

**CoLPID:**    **CoBRCD:**

**Agent E-mail:** [Nick@sellpdx.com](mailto:Nick@sellpdx.com)

**List:** 4/30/2008    **Exp:** 8/1/2008

**Tran:** 6/6/2008

**CoAgent:**

**Show:** AG-ACCM, CALL-LA, SEC-SYS

**Owner:** Hartfield and Crutchley, LLC

**Phone:** 503-548-4848

**Phone:** 503-901-8100

**Fax:** 503-748-8256

**Cell/Pgr:**

**CoPh:**

**Poss:** CLOSING

**Phone:**