



**Presented by:** Michael Caplan  
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**COMM/INDUSTRIAL** **Status:** ACT **8/4/2010** **9:18:49 AM**  
**ML#:** 10063549 **Area:** 148 **List Price:** \$130,000  
**Address:** 3101 SW 1ST Ave Unit B  
**City:** Portland **Zip:** 97201 -4601 **Zoning:** CS  
**County:** Multnomah **Map Coord:** 626/E/1 **Prop Tax/Yr:** \$3,506.13  
**Tax ID:** R617755  
**Sale Inc:** **Prop Type:** OFFICE  
**Legal:** LAIR HILL HISTORICAL CONDOMINIUM, LOT 1  
[Virtual Tour](#)

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**BUILDING AND LAND INFORMATION**


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**Yr Built:** 1889 / UNDRCON  
**Parking:** / STREET  
**Truck Door:** /  
**Occupancy:** VACANT  
**Features:**  
**Equipment:**  
**Rd Surface:** PAVED  
**Lot Dim:** 50 x 78 x 50 x 71  
**Waterfront:**

**Present Use:** OTHER  
**Construction:** BRICK, WOOD  
**Roof:** COMP  
**Loading:**  
  
**Lot Size:** 3K-4,999SF  
**Lot SQFT:**  
**Body Water:**

**# Stry/Bldg:** 1/1  
**Ceiling Ht/Ft:**  
**Gross SQFT:** 1635  
**Office SQFT:**  
**Whse SQFT:**  
**Mfg SQFT:**  
**Rd Frontage:** 128  
**# Acres:**  
**View:**

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**UTILITIES**


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**Heat:** FOR-AIR **Fuel:** ELECT **Water:** PUBLIC  
**Cool:** **Sewer:** PUBLIC

**Volts:**  
**Amps:**

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**REMARKS**


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**XSt/Dir:** SW Woods  
**Public:** Fantastic opportunity in the heart of Lair Hill. Entire lower level commercial condo. Store front commercial zoning allows many uses. Framed in and ready for your finishes.

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**BUSINESS AND LEASE INFORMATION**


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**Doc Avail:**  
**Restrictions:**  
**Actual Gross Income:** \$0  
**Proj. Gross Income:** \$0  
**Lease Type:** NONE  
**Lease Expire:**  
**Short Sale:** N

**Franchise:**  
**Business Name:**  
**Actual Net Income:** \$0  
**Proj. Net Income:** \$0  
  
**Leased Equip:**  
**Bank Owned:** N

**Inventory:** N **Yr Estab:**  
  
**Actual Oper. Expenses:** \$0  
**Proj. Oper. Expenses:** \$0  
**Lease Amount:** \$0  
**Lease Deposit:** \$0

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