



FOR SALE OR LEASE

ASSET SALE

8705 SE Foster Rd

Portland, OR 97266

Turn-Key Auto Body Shop | Business + Real Estate

SALE PRICE

\$800,000

LEASE RATE

\$6,000/mo

BUILDING

2,768 SF

ZONING

CM2

- » Permitted Rohner Paint Booth
- » For Lease: \$6,000/month, tenant pays electricity, water, and insurance
- » High-Traffic Foster Rd Corridor
- » CM2: Flexible Commercial Zone
- » 8,451 SF Fenced Site | Covered Structure | Office

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PROPERTY OVERVIEW

Lami Body Repair is a well-established, turn-key auto body and paint facility now offered For Sale or For Lease. The sale is structured as an Asset Sale: real property, business assets, permitted equipment, and trade name included. The 2,768 SF shop sits on a fully fenced 8,451 SF lot on Portland's high-traffic Foster Road corridor, offering excellent visibility and easy access for both customers and freight.

The facility includes a professionally installed and permitted Rohner Finishing Systems paint booth (documented cost ~\$53k), a frame machine, a small office, and a three-sided covered work structure. Fencing surrounds the entire property, providing secure outdoor storage and work area. For operators not ready to purchase, the property is also available for lease at \$6,000 per month, with tenant responsible for electricity, water, and insurance.

OFFERING SUMMARY

Asking Price	\$800,000
Lease Rate	\$6,000 per month (tenant pays electricity, water, and insurance)
Sale Type	Asset Sale (RE + Business Assets + Equipment)
Building Size	2,768 SF
Lot Size	8,451 SF (0.19 Acres)
Zoning	CM2 (Commercial Mixed Use 2)
Address	8705 SE Foster Rd, Portland, OR 97266
Paint Booth	Rohner Finishing Systems: Permitted, Documented \$53,209
Key Equipment	Frame machine, paint booth, office, covered structure



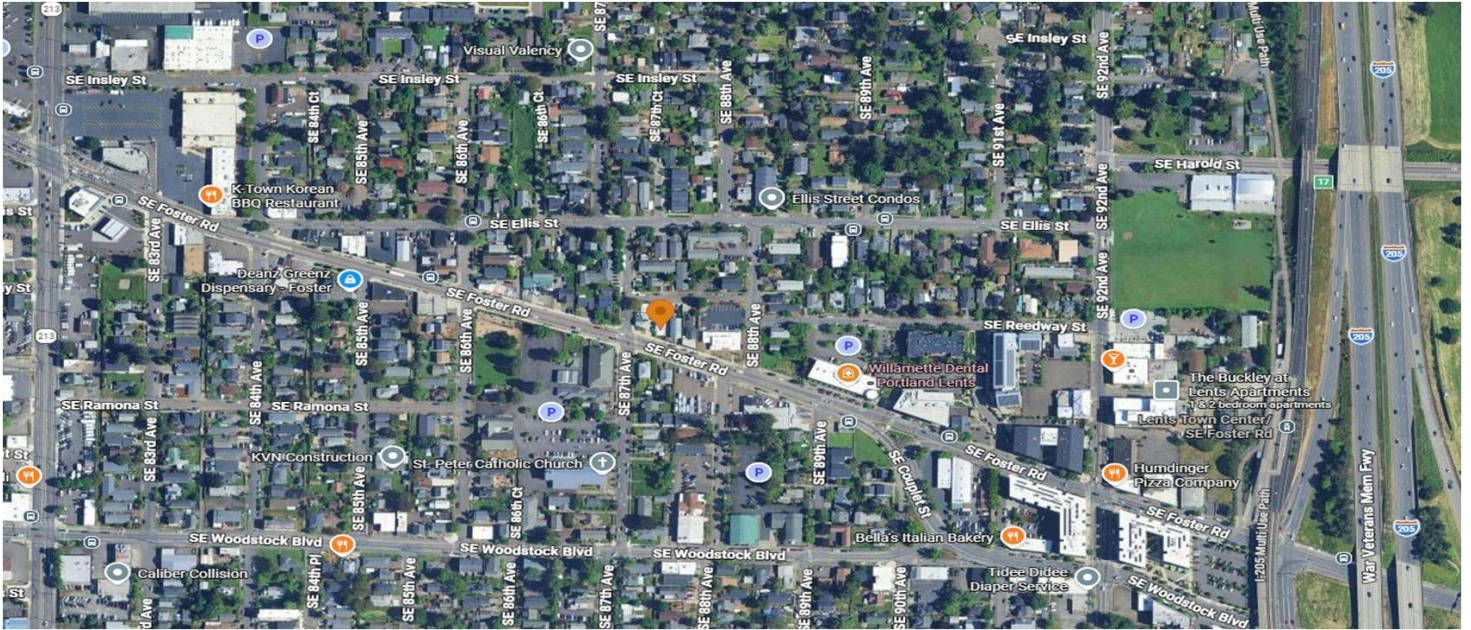
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LOCATION & ZONING

Located on SE Foster Road, one of Portland's busiest commercial corridors, the property benefits from strong daily traffic counts, excellent neighborhood density, and proximity to the Lents Town Center urban renewal area. Foster Road provides direct connectivity to I-205 and SE 82nd Avenue.



CM2 ZONING

Portland's Most Flexible Commercial Zone

- » Auto service & repair
- » Retail sales & service
- » Office / professional
- » Restaurant, bar, brewery
- » Light manufacturing
- » Residential (45 units/ac)
- » Live-work units
- » Daycare & community

CM2 zoning offers buyers and tenants maximum flexibility: continue auto body operations, pivot to a new commercial use, or pursue ground-up mixed-use redevelopment.

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EQUIPMENT & DEAL STRUCTURE

INCLUDED EQUIPMENT

- » Rohner Finishing Systems paint booth: permitted, documented \$53,209
- » Complete shop equipment package including tools, supplies, and onsite materials, conveyed as-is with sale
- » Frame straightening machine
- » Small office build-out
- » Three-sided covered work structure
- » Perimeter fencing: full site security
- » Trade name & Google Business Profile transfer included
- » Business phone number and Facebook page



SALE OR LEASE STRUCTURE

This offering is available two ways: purchase as an Asset Sale with two concurrent agreements, or lease the facility.

Commercial Purchase & Sale Agreement	Covers real property (land + building)
Asset Purchase Agreement	Covers business assets, equipment, trade name, goodwill, and Google Business Profile
Lease Option	\$6,000 per month; tenant pays electricity, water, and insurance

Buyer acquires the real estate and all business assets free and clear. The seller's LLC entity is not included in the transaction. Allocation of purchase price between real property and business assets to be negotiated between parties. Lease terms subject to owner approval of tenant use and creditworthiness.



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