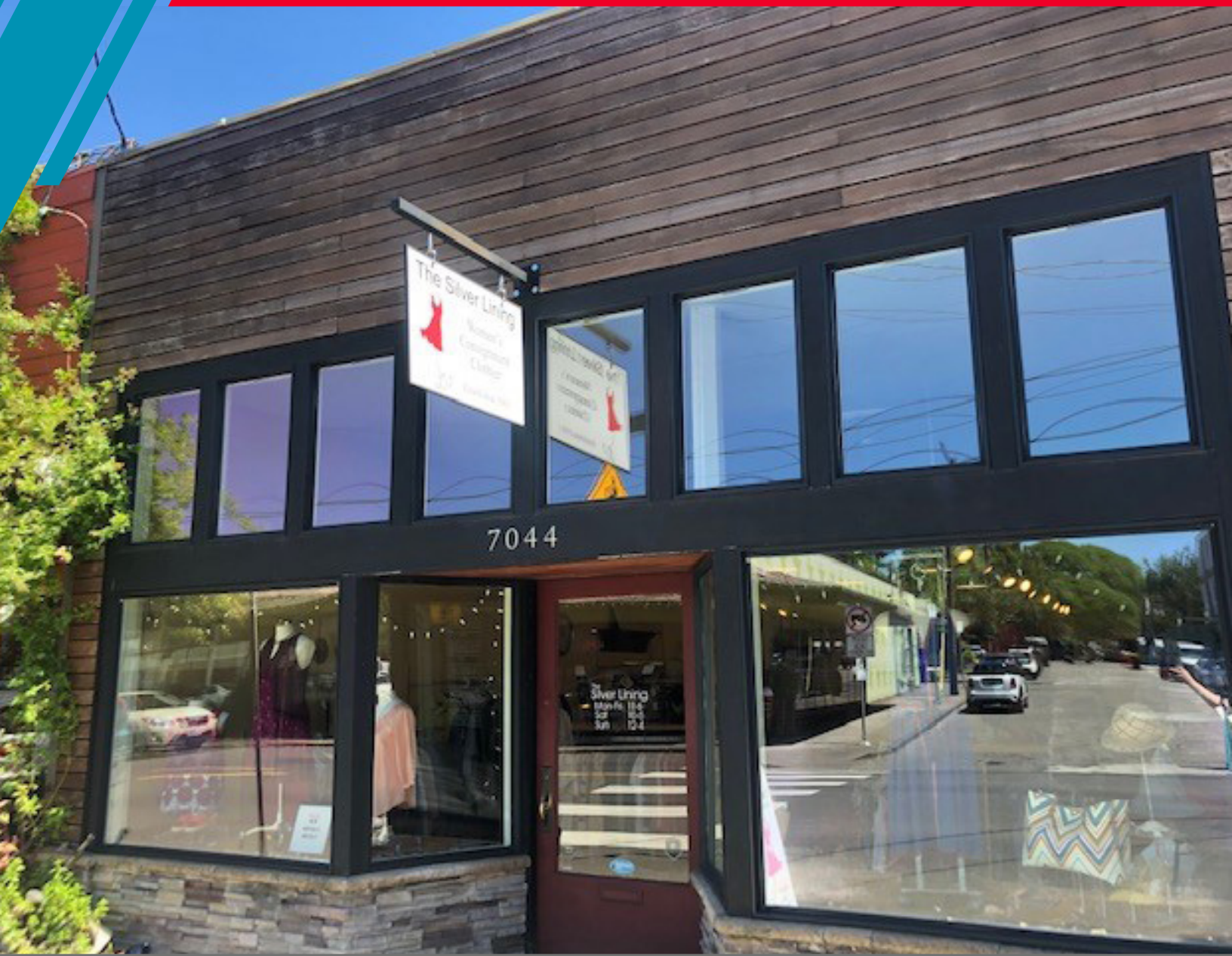


OPPORTUNITY TO OWN IN VIBRANT SELLWOOD AREA



7044-7048 SE MILWAUKIE
Portland, Oregon

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7044-7048 SE MILWAUKIE

Portland, Oregon

For Sale / Storefront Retail/Office Building in Vibrant Sellwood

RETAIL/OFFICE SPACE

2,628 SF

ASKING

\$1,300,000

LOT SIZE

0.10 acre

HIGHLIGHTS

Two buildings on one tax lot (1,133 and 1,495 SF); Commercial Storefront zoning; Five parking spaces on-site; Owner-occupant with cash flow in place.

COMMENTS

- Exciting opportunity to purchase in Sellwood!



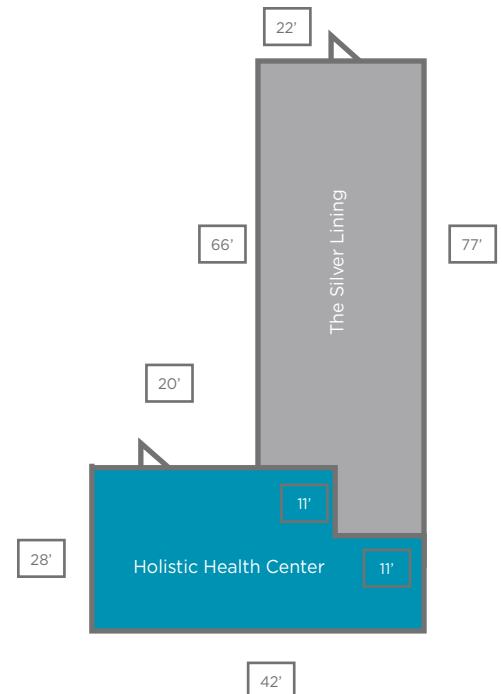
SITE PLAN KEY

Door

Approx. 3x3

Tenant 1

Tenant 2



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LOCATION

Historic Sellwood-Moreland boasts an array of up-scale shops, vintage vendors and restaurants, as well as a large riverfront park — all just minutes from downtown Portland. Some of the unique attractions Sellwood has to offer are: Oaks Park Amusement Park, the Springwater Cooridor bike trail, the Moreland Theater and the Oaks Bottom Wildlife Refuge.

The retail cooridor, including shops like Bishops Haircuts, the Columbia Factory Store, Jade Teahouse, Hurry Back Icecream, Blue Kangaroo Coffee Roasters, Sellwood Antique Collective and New Seasons Market, is nestled amongst historic homes just south west of Reed College.



NEIGHBORHOOD DEMOGRAPHICS (2019)



POPULATION



MEDIAN HOUSEHOLD INCOME



DAYTIME POPULATION

1 Mile	16,176	\$86,409	5,764
3 Miles	150,143	\$71,389	102,570
5 Miles	444,389	\$69,392	346,855



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