

FOR SALE | \$699,000

5848 SE MILWAUKIE AVE, PORTLAND, OR 97202



### PROPERTY DESCRIPTION

5848 SE Milwaukie Avenue offers 2,856 SF of commercial space with two rentable units and off-street parking. Located along a high-visibility corridor near Westmoreland and Sellwood neighborhoods, the property presents a compelling value-add opportunity for investors or owner-users. With solid fundamentals and upside potential through improvements, this building is well-positioned for long-term growth in a sought-after Portland location.

### PROPERTY HIGHLIGHTS

- Popular Westmoreland neighborhood
- Corner lot offers great visibility
- Off-street parking
- Current office configuration can accommodate retail
- Average Daily Traffic: 4,383

### OFFERING SUMMARY

Sale Price:	\$699,000
Lot Size:	5,729 SF
Building Size:	2,856 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	809	1,835	6,032
Total Population	1,696	3,851	13,732
Average HH Income	\$115,736	\$115,665	\$138,010

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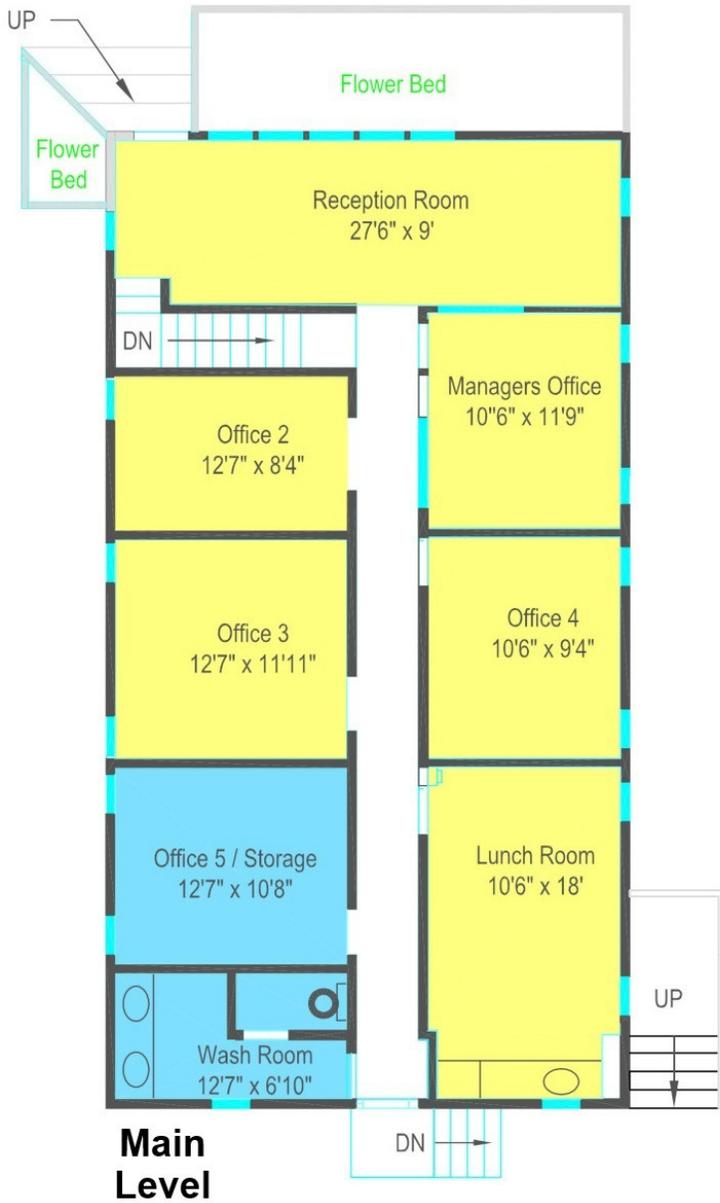
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## Allowable Uses

The RM2 zone is a medium-scale multi-dwelling zone that is generally applied in and around a variety of centers and corridors that are well-served by transit. Allowed housing is characterized by buildings of up to three or four stories with a higher percentage of building coverage than in the RM1 zone, while still providing opportunities for landscaping and outdoor spaces that integrate with residential neighborhood characteristics. The major types of new housing development will be a diverse range of multi-dwelling structures and other compact housing that contributes to the intended urban scale of centers and corridors, while providing transitions in scale and characteristics to lower-scale residential neighborhoods.

To learn more about this zoning, visit:

<https://www.portlandmaps.com/bps/zoning/#/zones/base/RM2>

Specific allowable uses include the following:

Allowed	Limited/Conditional
Household Living	Retail Sales & Service
Group Living	Office
House	Basic Utilities
Attached House	Community Service
Accessory Dwelling Unit	Parks & Open Areas
Duplex, Triplex, Fourplex	Schools
Attached Duplex	Colleges
Multi-Dwelling Structure	Medical Centers
Multi-Dwelling Development	Religious Institutions
Houseboat	Daycare
Congregate Housing Facility	Agriculture
	Radio Frequency Transmission Facilities
	Rail Lines & Utility Corridors

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RETAILER MAP

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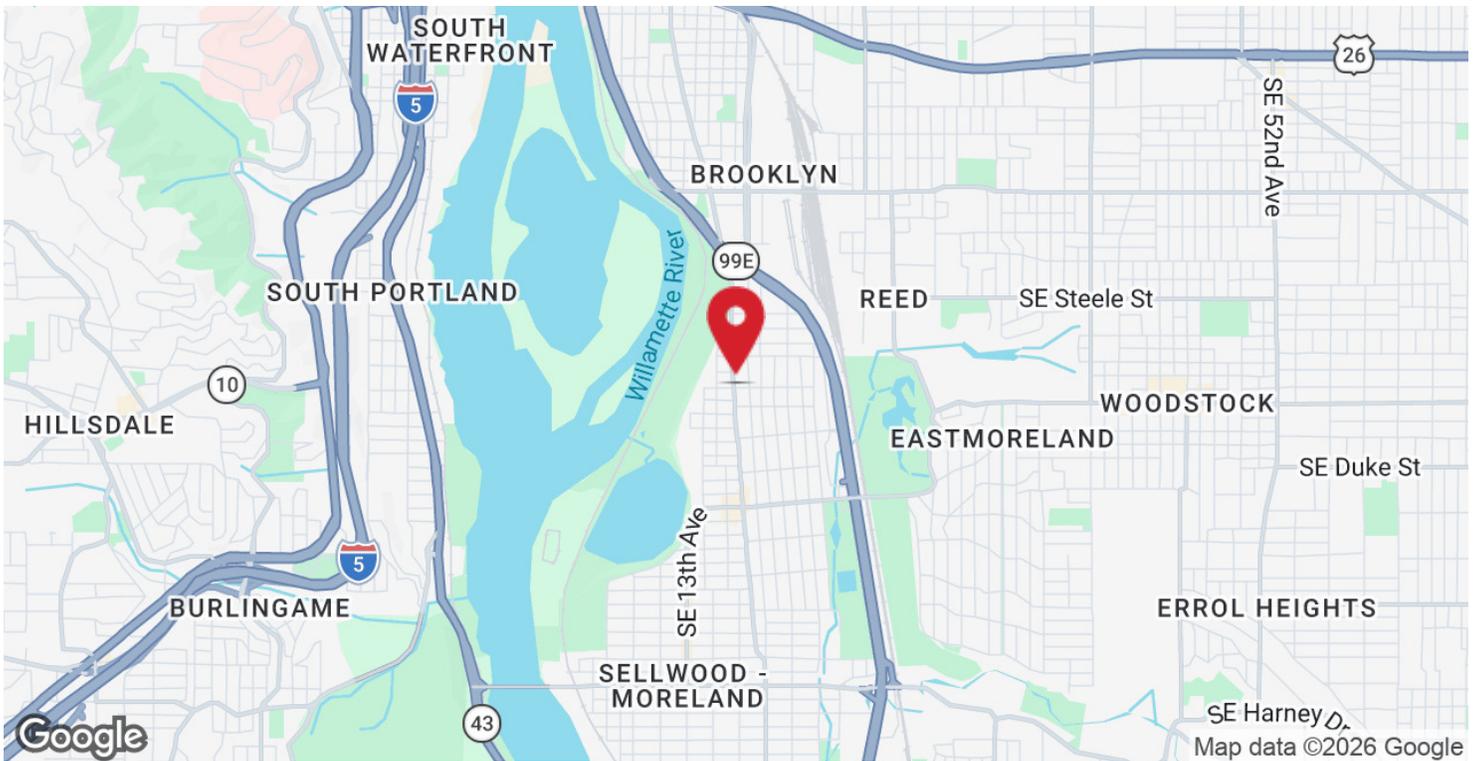
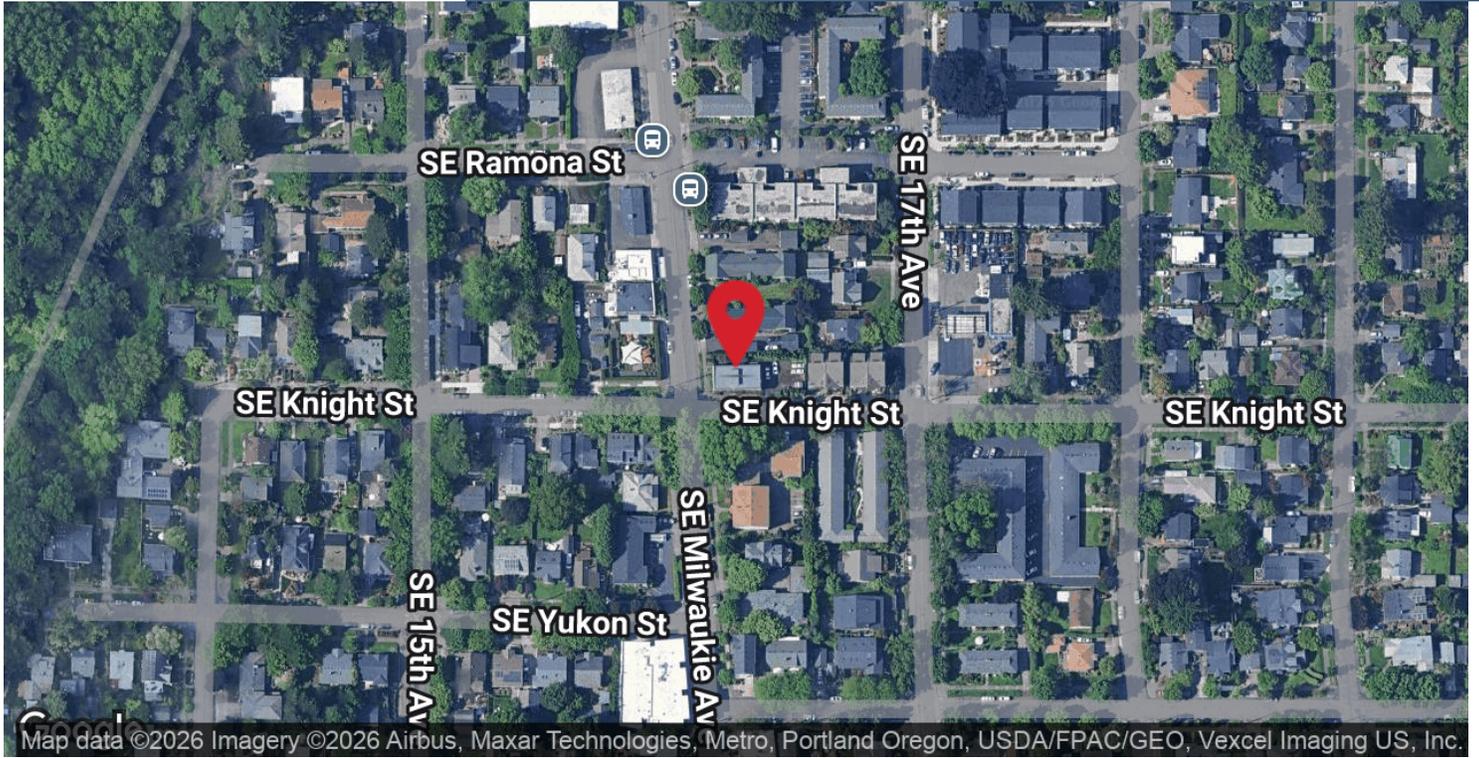
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LOCATION MAP

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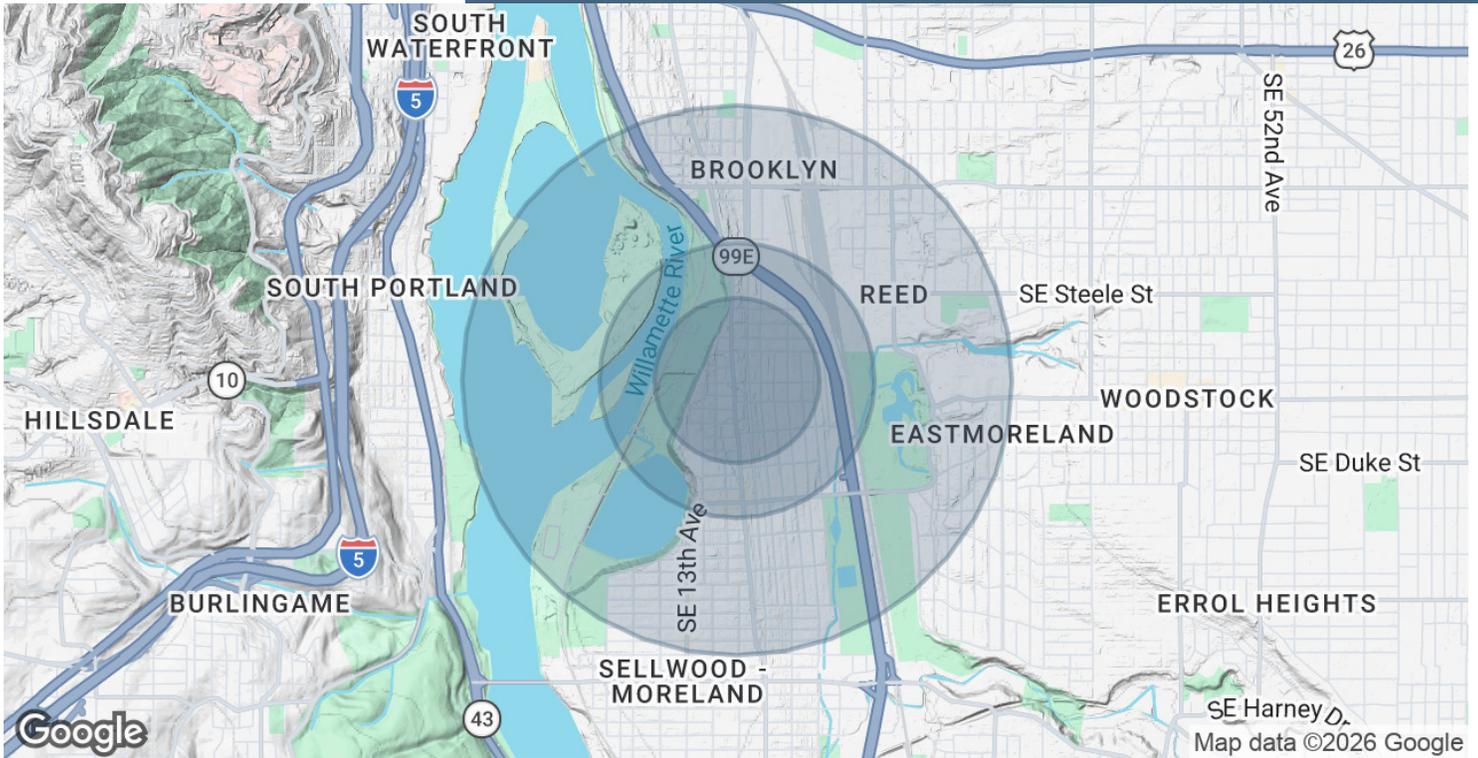
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,696	3,851	13,732
Average Age	43	42	40
Average Age (Male)	40	40	40
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	809	1,835	6,032
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$115,736	\$115,665	\$138,010
Average House Value	\$746,952	\$745,071	\$785,075

Demographics data derived from AlphaMap

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