

FOR SALE



4729 SE MILWAUKIE AVENUE

PORTLAND, OREGON | 97202

For more information or a property tour, please contact:

MATT LYMAN

503.225.8454 (o) | 503.507.4880 (c)

MattL@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

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BAR/RESTAURANT FOR SALE

DETAILS

- Sale Price: \$1,500,000
- Building Size: ± 3,192 SF
- Lot Size: 0.37 AC (± 16,117 SF)

FEATURES

- Surrounded by popular retail establishments, breweries, and growing residential developments
- Parking lots in front and back; 16 parking stalls
- AT&T cell tower
- Billboard
- Full commercial kitchen and hood with 2 walk in refrigerators
- Private patio

LEASE INCOME

- \$4,200.00/month - lease extends to July 31, 2024
One (1) five-year option to renew ending 7/31/29
- \$968.00/month from T-Mobile Cell Tower
- \$181.50/month from Pacific Outdoor Advertising billboard

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population	12,852	187,392	474,238
5 Year Population Growth	1.0%	2.5%	2.6%
Households	6,109	89,227	215,670
5 Year Household Growth	0.6%	2.5%	2.6%
Average Household Income	\$106,265	\$105,382	\$107,978



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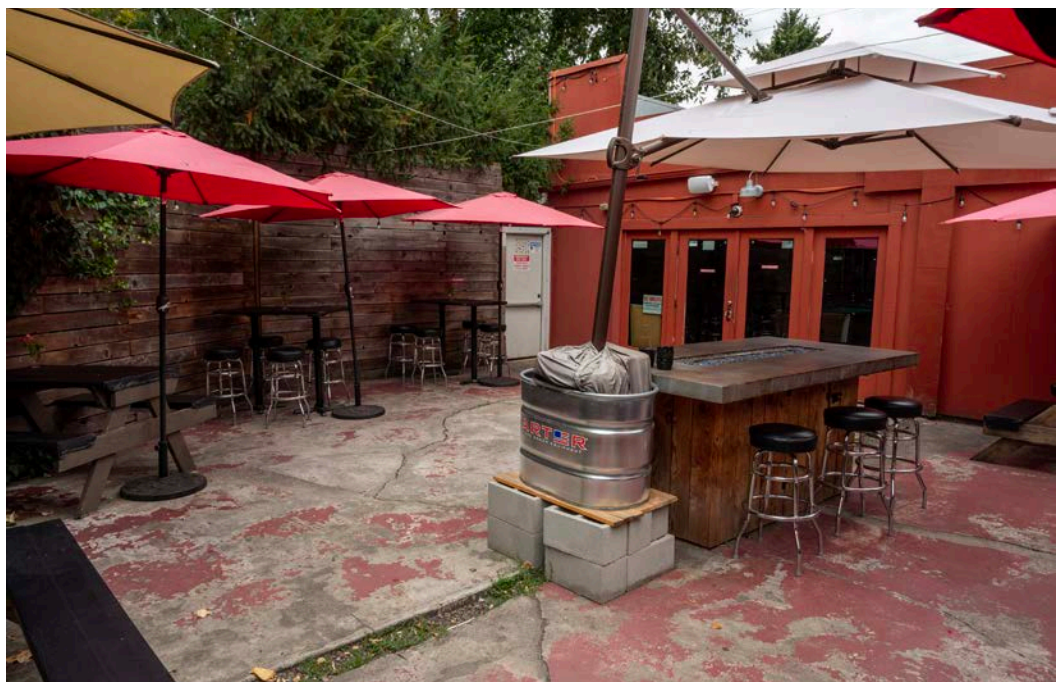
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PROPERTY PHOTOS



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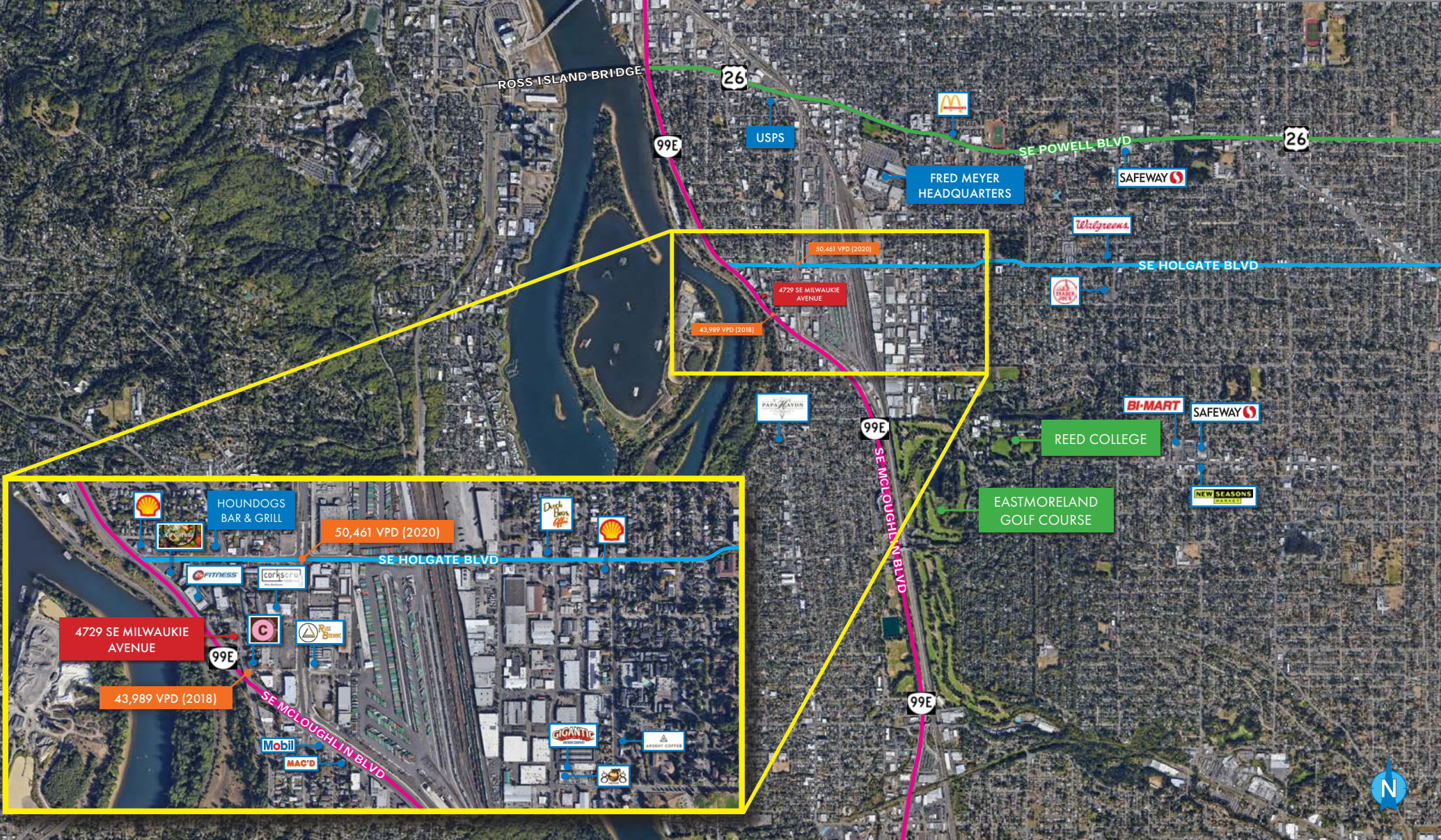
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