

**FOR SALE**

# THE WESTSHORE APARTMENTS

113 UNIT LIHTC OPPORTUNITY - IN BOTH OPPORTUNITY ZONE AND QCT

222 SW PINE STREET  
PORTLAND, OREGON 97204

**113**

TOTAL UNITS

**48,603 SF**

Total Existing  
Building Size

**1997**

Year Built

**0.45 AC**

Total Lot Size

## THE WESTSHORE APARTMENTS

Rare acquisition rehab and development opportunity in the heart of Portland. In addition to 113 LIHTC units, buyer has the opportunity to assemble nearly 3/4ths of a city block. In the 2026 Qualifying Census Tract (QCT) and an Opportunity Zone, buyer of the apartments may have the opportunity to purchase the three story parking deck underneath, which presents an opportunity to convert two floors to as many as 57 additional multi-family units. The adjoining vacant lot [approximately 0.23 acres] is also available. Contact listing broker for more details.

## PROPERTY INFORMATION

**Sale Price:** \$3,999,000

**Unit Count:** 113

**Price/SF:** \$82

**Lot Size:** 0.45 AC

**Price/Unit:** \$35,390

**GIM:** 3.70

**CAP Rate:** 7.00%

**Year Built:** 1997

PLEASE CONTACT BJORN BEER FOR ADDITIONAL DETAILS



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