

Property Summary

3004 SE 50TH AVE, PORTLAND, OR 97206



PROPERTY DESCRIPTION

Introducing a remarkable opportunity in the heart of Portland, this 1,280 SF building offers a prime owner/user investment opportunity. Owner occupied, this well-maintained property features modern amenities and high visibility. With a single unit, built in 1949, and zoned CM2, this asset presents an opportunity for development or owner/user occupancy with excellent street exposure in a solid neighborhood. Situated in a highly sought-after location, this property captures the essence of Portland's dynamic commercial real estate landscape, making it an enticing prospect for discerning investors seeking a solid, potential income-generating asset in the Portland area.

PROPERTY HIGHLIGHTS

- 1,280 SF building
- 1 unit
- Built in 1949
- Zoned CM2

OFFERING SUMMARY

Sale Price:	\$525,000
Number of Units:	1
Lot Size:	4,756 SF
Building Size:	1,280 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	854	2,840	12,978
Total Population	1,766	6,124	29,348
Average HH Income	\$136,044	\$135,507	\$131,098

RUDY PUENTE

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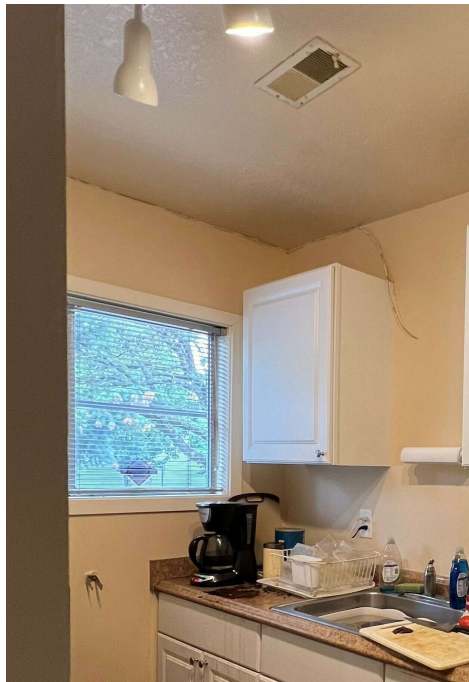
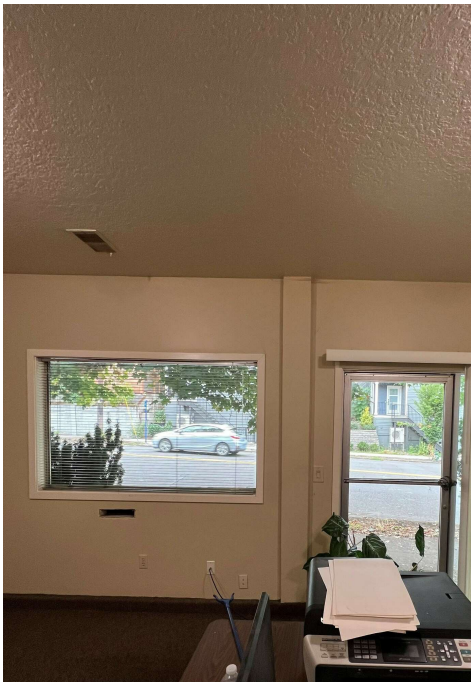
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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Additional Photos

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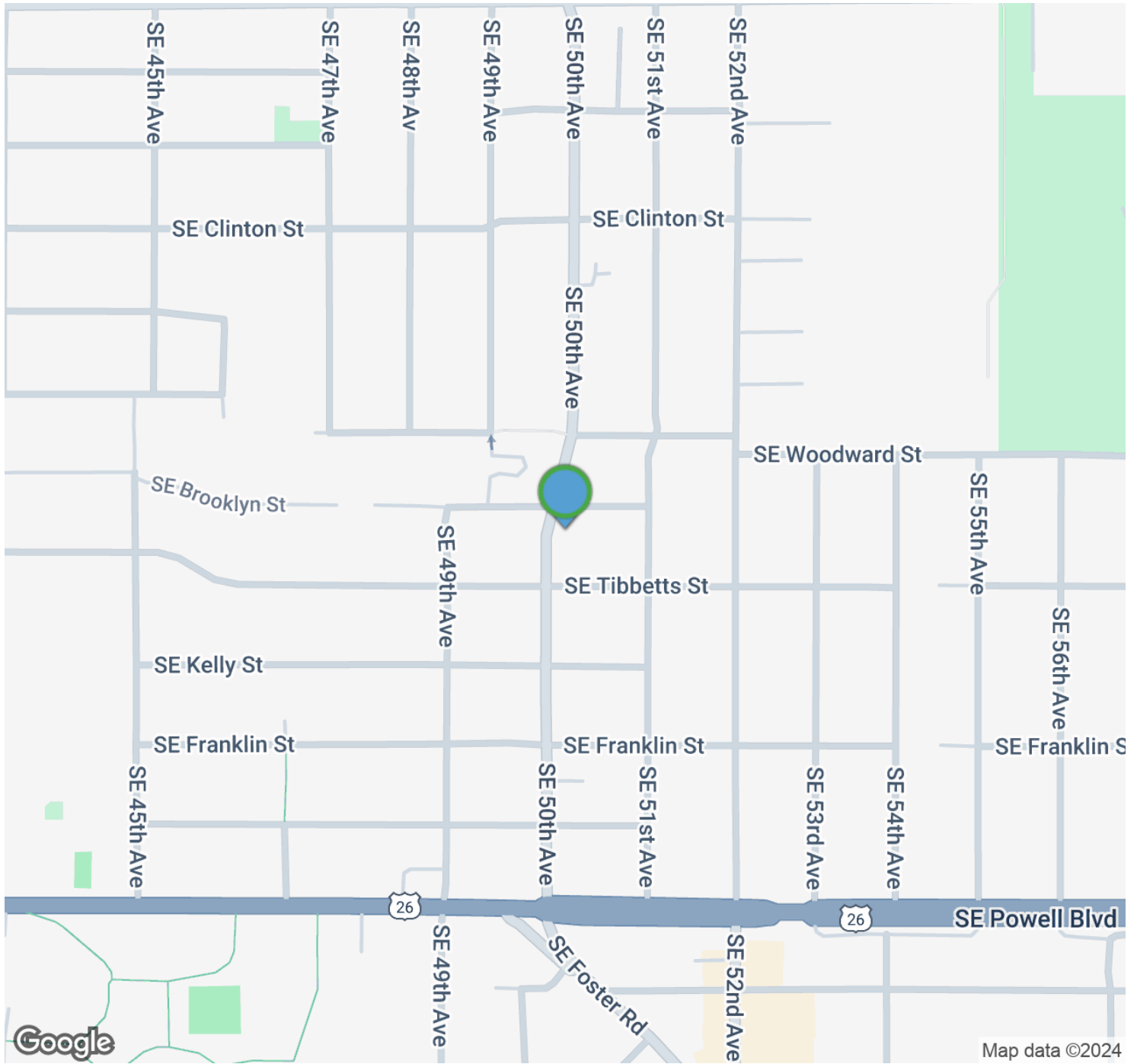
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Location Map

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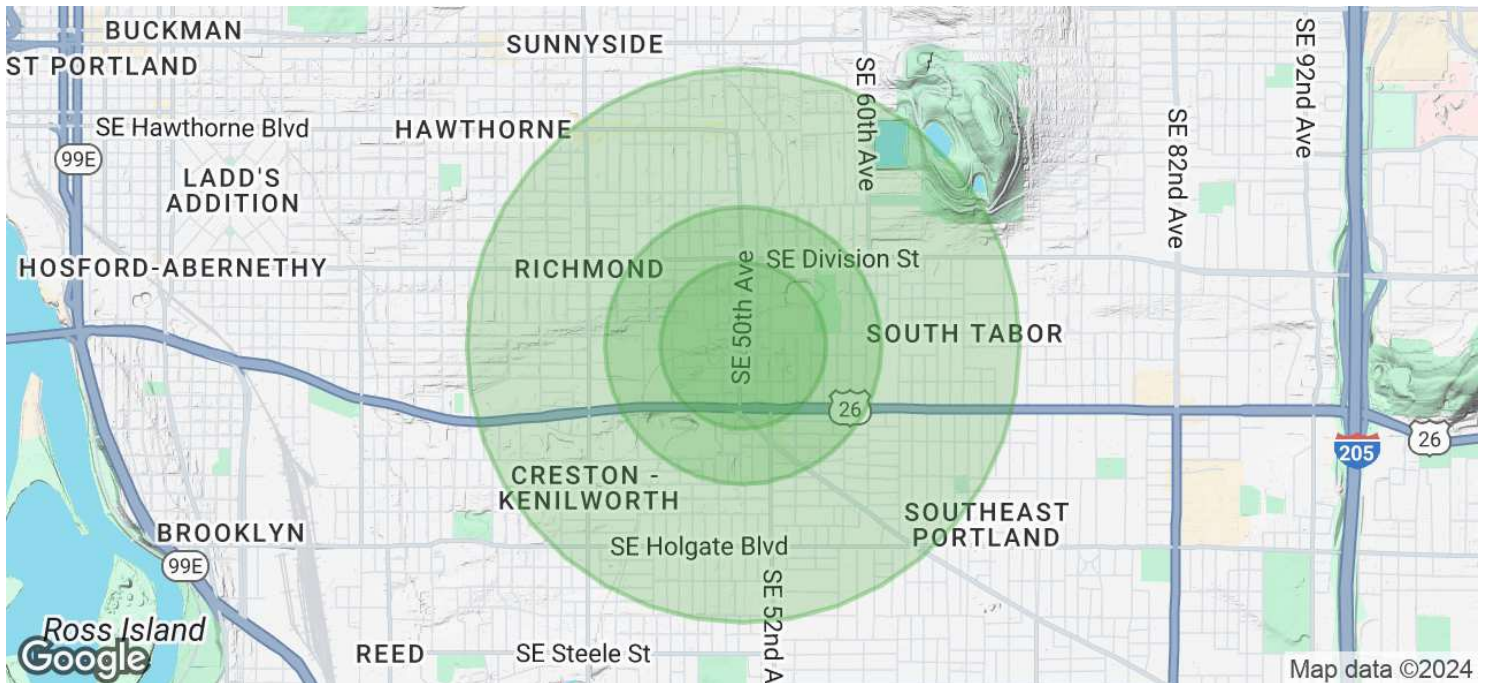
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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,766	6,124	29,348
Average Age	40	40	40
Average Age (Male)	40	39	40
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	854	2,840	12,978
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$136,044	\$135,507	\$131,098
Average House Value	\$696,345	\$697,573	\$697,061

Demographics data derived from AlphaMap

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