

8041-8045 E Burnside Street

PORTLAND, OREGON 97215

Flexible Residential / Care Facility Opportunity

Former transitional housing and treatment facility with existing ADU and repositioning potential



ASKING PRICE
\$1,100,000
(\$219.82/SF)



BUILDING SIZE
2-stories ± 5,004 SF
w/ additional basement



TOTAL BED/BATH
± 7 - 8 bedrooms /
± 4 bathrooms



RESIDENTIAL
R-4 Occupancy

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Property Overview

OPPORTUNITY SUMMARY

8041-8045 E Burnside Street is a rare opportunity to acquire a flexible residential property with a history as a transitional housing facility. The improvements support a range of future concepts, from continued care-related use to conversion for a larger residential user seeking generous living space and ADU potential.

The property includes an existing upstairs ADU, potential for an additional ADU on the main level, a substantial main living area, large kitchen and living room, and multiple bedrooms upstairs - creating optionality for owner-users, operators and investors alike.

PROPERTY HIGHLIGHTS

Building size $\pm$ 5,004 SF

Total $\pm$ 7 - 8 bedrooms / 4 bathrooms

Built in 1910 with ongoing renovations

Main level features an expansive open-concept kitchen and living area with a fireplace and direct patio access

Potential main level ADU has 1 bedroom, 1 bathroom, living room, and kitchen

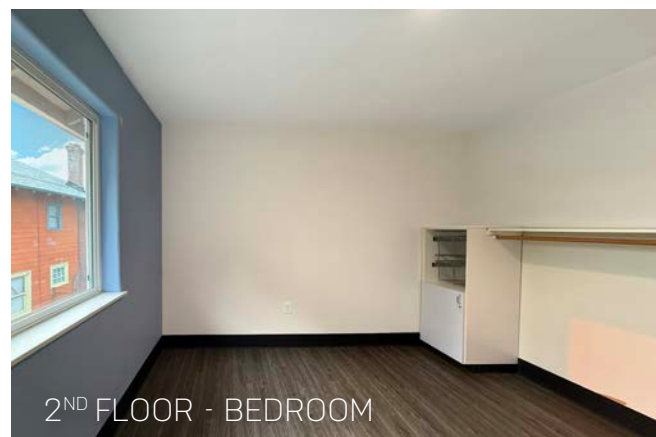
Upstairs ADU has 1 bedroom, 1 full bath, kitchen, living and dining areas

Land size $\pm$ 0.12 AC / $\pm$ 5,405 SF

Zoning Commercial Mixed Use 2

Parcel R184637

When operational, the property was a licensed RTF (Residential Treatment Facility)



Property Overview



Potential Uses & Layout Highlights

The property's existing configuration and history support multiple potential use paths. Buyer to verify all allowable uses and development potential.



TREATMENT / TRANSITIONAL HOUSING

Former use may support continued care-oriented occupancy or related residential programming.



RESIDENTIAL CONVERSION

Opportunity for an owner/user seeking a large house with flexible living areas and ADU potential providing supplemental income.



RENTAL PROPERTY

Flexible configuration may support multiple rental units or separate living areas, creating the potential for diversified rental income.



MULTI-GENERATIONAL

Separate living areas may accommodate extended family, shared households, or multi-generational occupancy while maintaining privacy and independence.

RENOVATIONS & AMENITIES

- New water heater 2024
- Crawlspace insulation 2025
- New gas furnace 2023
- Sprinkler system
- 200 amp power
- Duct remodel
- Central A/C and heating
- 3 separate kitchens
- Washer & dryer hook-ups
- ADA compliant
- Durable hardwood & vinyl floors
- Fenced patio
- Fireplace
- Basement storage
- Off-street parking
- Separate entrance each living space
- Security system



2ND FLOOR



1ST FLOOR - MAIN KITCHEN & LIVING ROOM

Demographic Overview

STRONG LOCAL DEMAND

KEY MARKET TAKEAWAYS - 5 MILE RADIUS



ESTABLISHED
POPULATION BASE
Over 454,500 residents



DENSE
HOUSEHOLD BASE
189K local households



STRONG EMPLOYMENT
CORRIDOR
260K daytime employees



SOLID HOUSEHOLD
INCOME LEVELS
\$112K average income



HIGH SPENDING
POWER
\$6.2B in annual spending



TIF DISTRICT
ADVANTAGES
Tax incentives to support growth

EMPLOYMENT

Daytime Employees



6,499
1 mile



78,009
3 miles



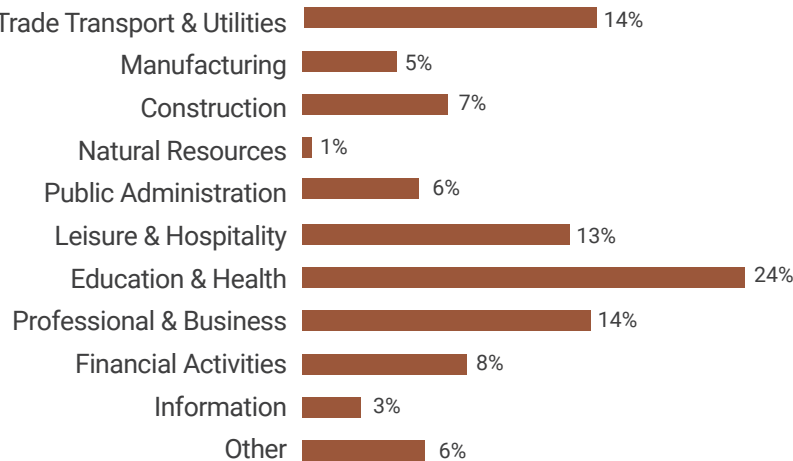
296,018
5 miles



741,082
10 miles

EMPLOYMENT SECTORS

5 mile radius



DAYTIME SPENDING

Annual Daytime Spending (5 miles)



\$6.2 BILLION



\$110.3M
Apparel



\$461.4M
Household



\$134.3M
Health Care



\$650M
Transportation &
Maintenance



\$1.2B
Food, Beverage,
Hobbies & Entertainment



\$191.1M
Education &
Daycare

HOUSEHOLD INCOME

Average Annual Income



\$113K
1 mile



\$114K
3 miles



\$112K
5 miles



\$117K
10 miles

Montavilla Neighborhood

A CONNECTED EASTSIDE NEIGHBORHOOD

Located in the heart of East Portland, Montavilla is a well-established neighborhood known for its mix of historic homes, local businesses, restaurants, parks, and strong neighborhood character. The area offers convenient access to Downtown Portland, I-84 and I-205, while nearby transit and commercial corridors provide easy connectivity to employment centers, shopping, services, and everyday amenities. Montavilla's combination of accessibility, residential appeal, and active neighborhood commercial district continues to make it an attractive location for both owner-users and residential operators.

