

EXECUTIVE SUMMARY

FOR SALE | \$834,000

2931-2935 NE BROADWAY STREET, PORTLAND, OR 97232



OFFERING SUMMARY

Sale Price:	\$834,000
Building Size:	3,338 SF
Number of Units:	3
Price / SF:	\$249.85
Cap Rate:	7.71%
NOI:	\$64,280
Year Built:	1907
Zoning:	Commercial Mixed Use 2 (CM2)

PROPERTY OVERVIEW

Home to a barber shop, wellness center, and a counseling practice on a busy corner lot, this is a stabilized asset with long term tenants. The two story commercial property features a shop front, with the first and second level offices fully occupied as well. Could make a perfect live/work scenario. Recent updates include a +/- 8 yr old roof and Milgard windows plus eco-friendly paint, marmoleum, and carpet. Potential for two food cart pads on east side of building with water and electrical access.

PROPERTY HIGHLIGHTS

- Stable investment property with long term tenants
- Newer roof & water heater, Milgard windows, low VOC paint, eco friendly flooring
- Highly visible, signalized corner lot; NE Broadway & NE 30th
- Suites have dedicated restrooms, kitchenette/breakrooms, private entrances, and common area laundry access
- Bright natural light throughout with historic characteristics
- Walking distance to breweries, restaurants, grocery, and more
- Potential for two food cart pads with access to water and power for additional income

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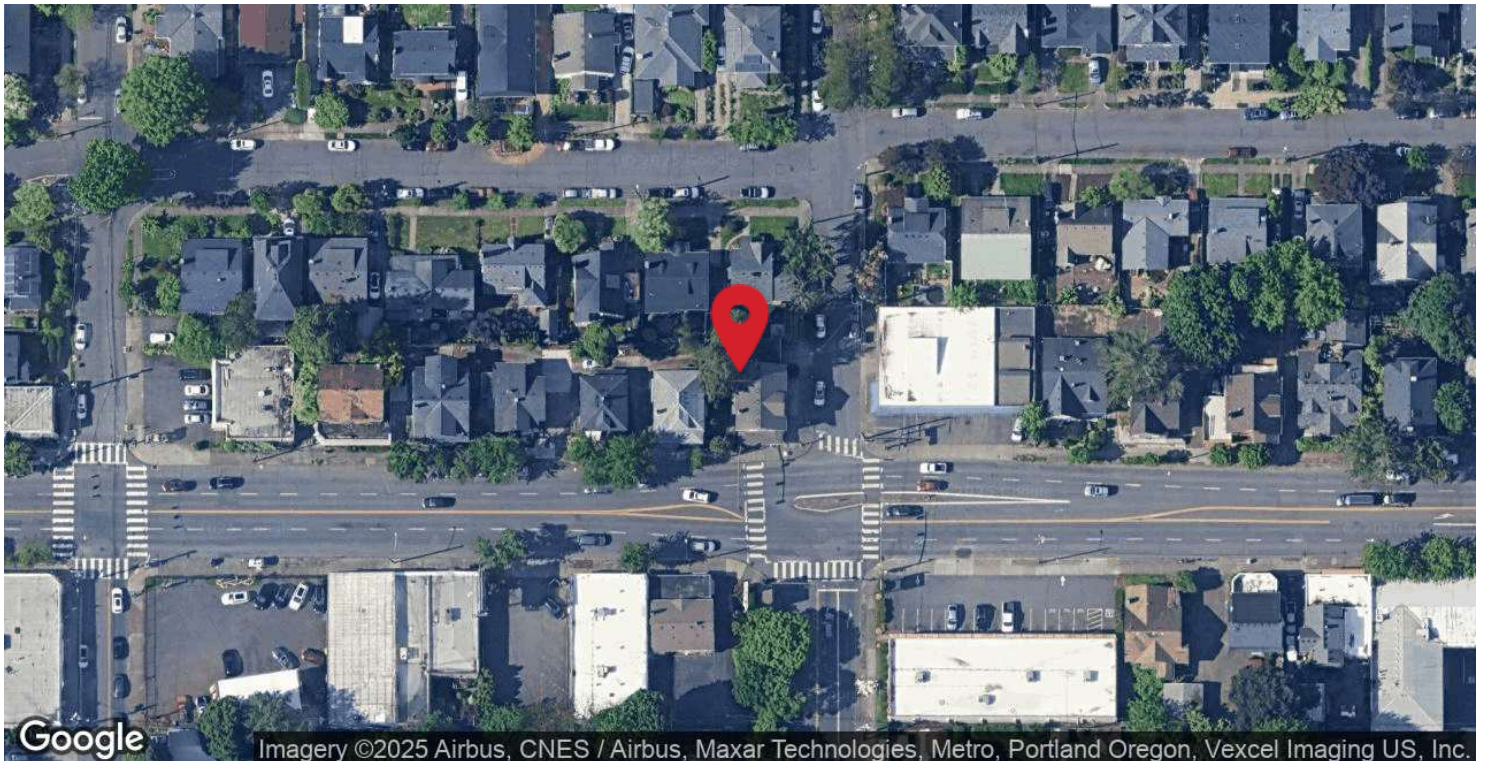
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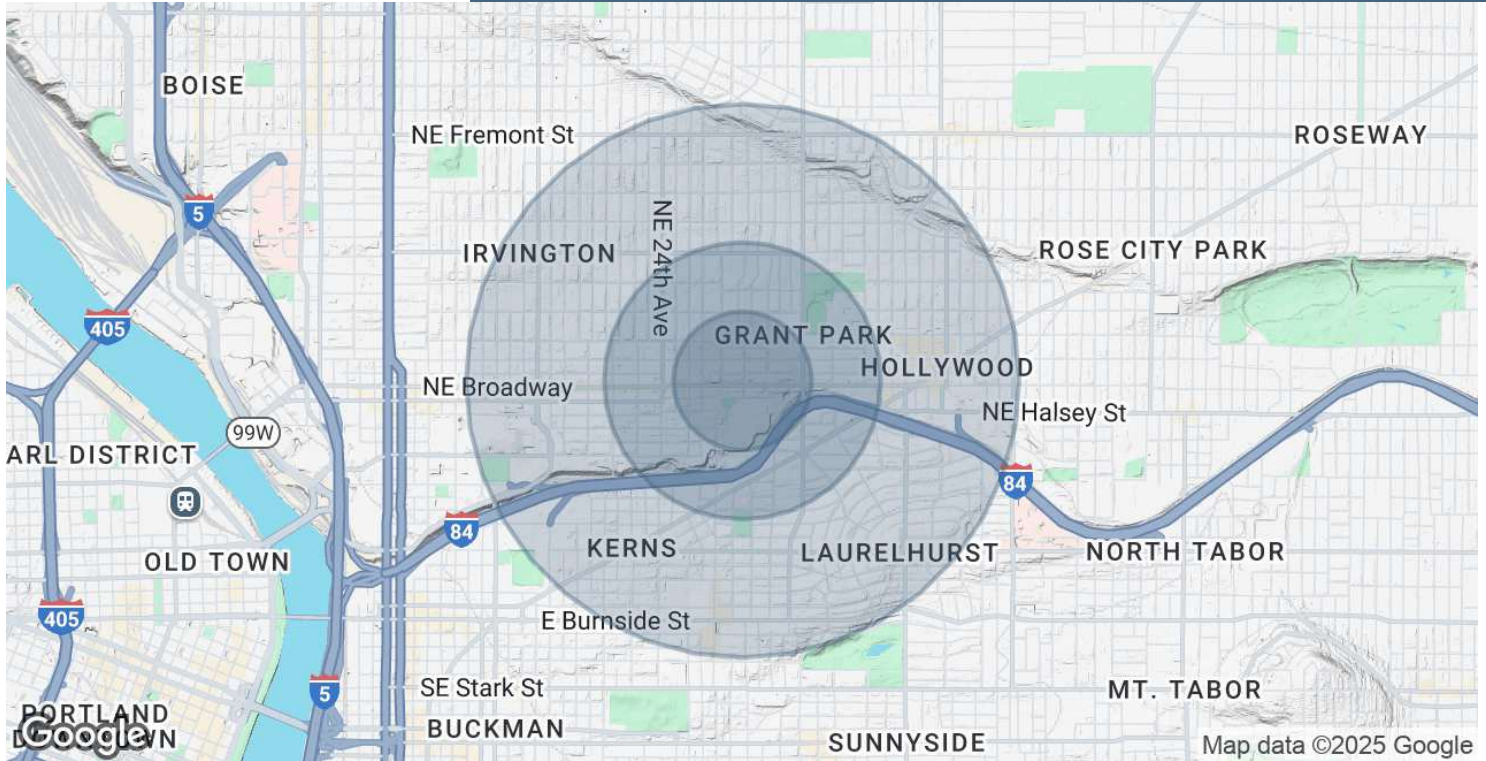
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,261	6,883	28,604
Average Age	35.4	37.6	42.3
Average Age (Male)	37.5	39.0	42.6
Average Age (Female)	36.7	37.2	41.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	637	3,105	13,752
# of Persons per HH	2.0	2.2	2.1
Average HH Income	\$117,434	\$124,787	\$119,947
Average House Value	\$723,353	\$656,322	\$639,436

2020 American Community Survey (ACS)

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