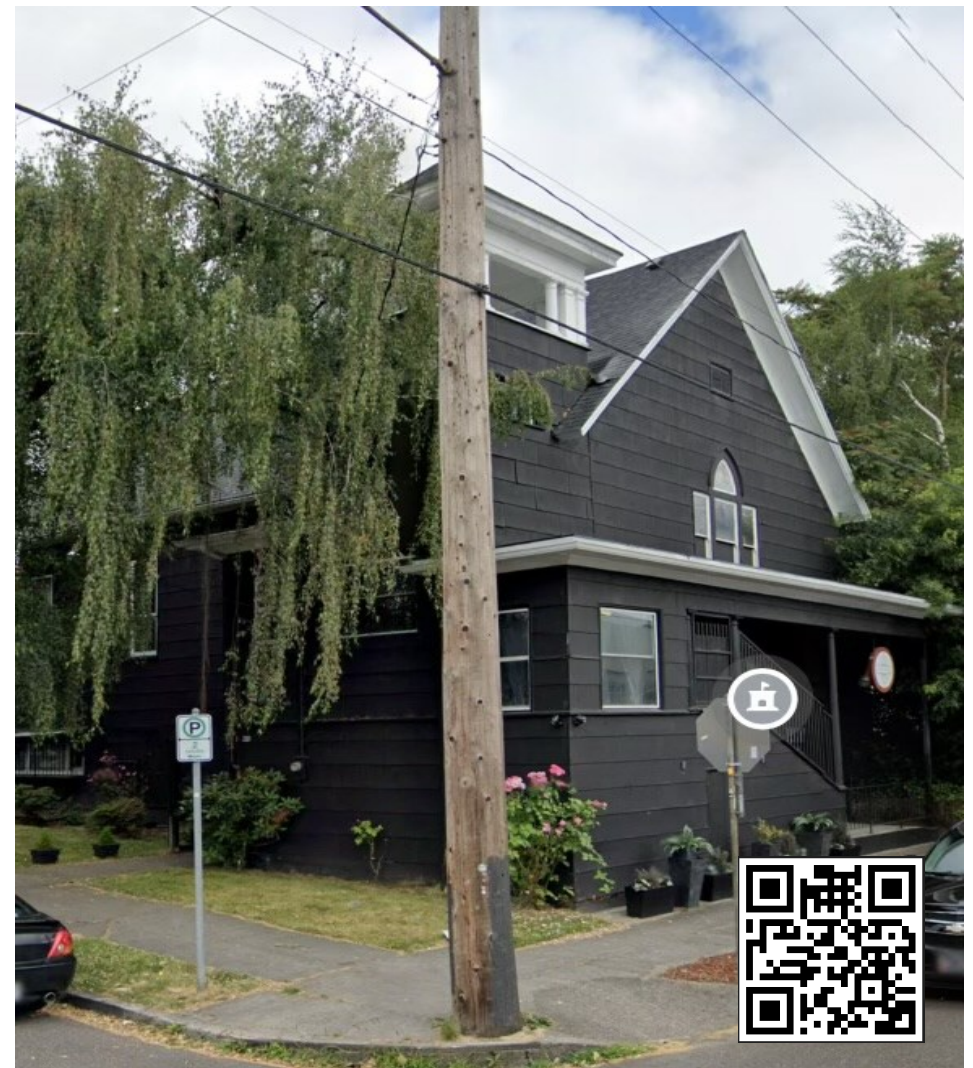


825 + 837 SE Mill Street Portland Oregon 97214

Unique Opportunity + User Potential + Live Work + Former VFW Hall + 3 Bedroom Home

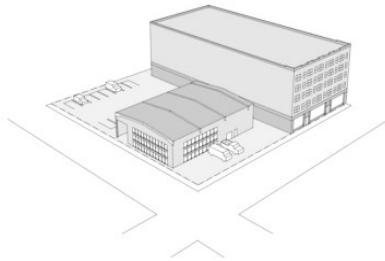
For Sale - LIVE WORK OR SOLD SEPARATELY

POTENTIAL SELLER CARRY



Property Overview - Zoning

General Employment 1 (EG1)



The **EG1** zone generally features smaller lots and a grid block pattern. The area consists of sites with high building coverages and buildings which are usually close to the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.

Urban Renewal Area ▾

Property Eligible

Yes

District

Central Eastside

- **Two Tax Lots**
- **825 SE Mill Street (R275996) Residential Home**
\$500,000.00
+/- 1,488 Square Feet Building
Three Bed / One Bath
Good Storage / Off Street Parking
Built in 1920
Access to event space from basement
+/- 1,650 Square Feet Land
- **837 SE Mill Street (R275995)**
+/- 4,209 Square Feet Building
\$600,000.00
Former VFW Hall
First Floor Open Area—Former Bar (plumbing in place)
Second Floor Large Open Area For Events With A Stage
Upper Level Balcony Seating
Good Basement Storage
+/- 3,350 Square Feet Land
- **Over \$400,000.00 in upgrades including new roofs**

837 SE Mill Street—Portland Oregon



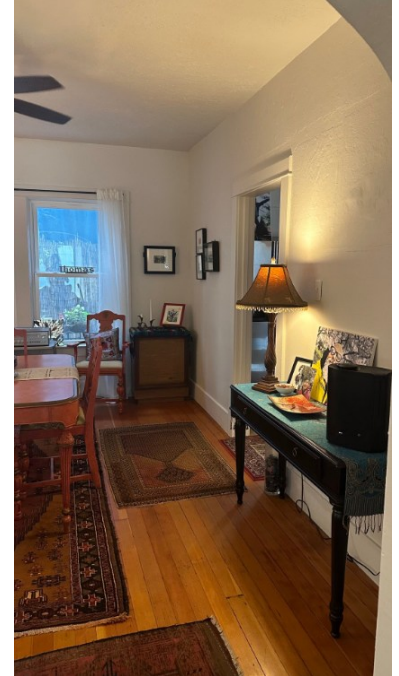
CONCEPT RENDERINGS



825 SE Mill Street—Portland Oregon



HOUSE PHOTOS

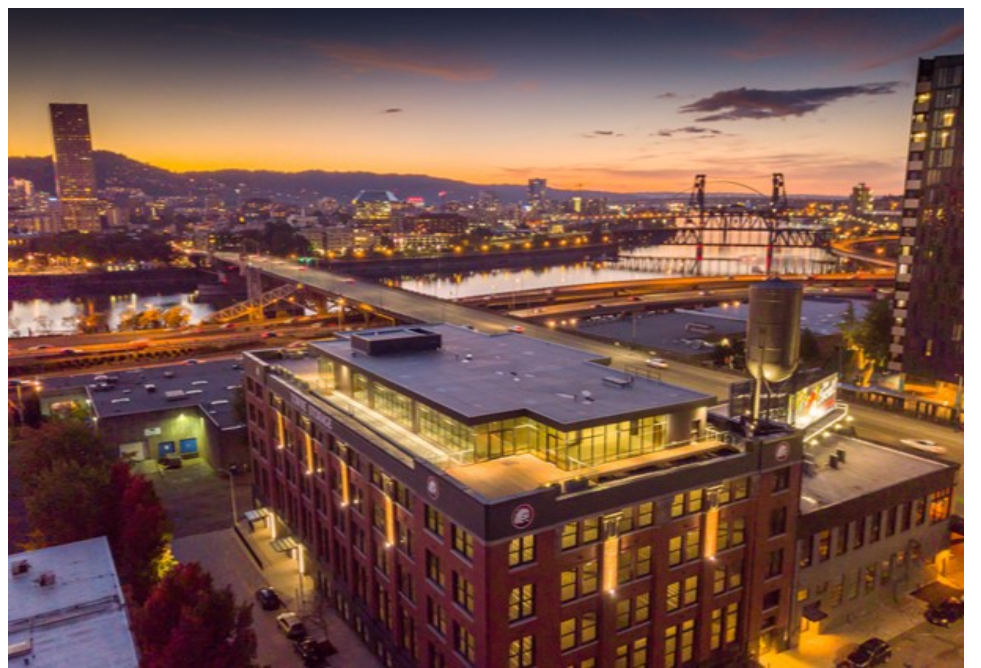


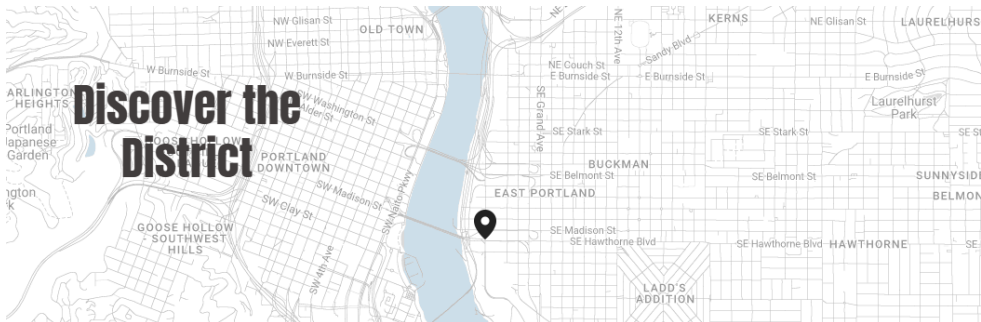
Central East Side Industrial District



Housing
 Commercial
 Industrial

 Potential Green Loop Alignment and/or Key East-West Connections





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 Portland, OR 97205
 www.commercialblack.com



- \$1,100,000 Purchase Price
- 10% Down Payment
- 5.922% Interest Rate
- \$1,080,000 Loan Amount
- \$6,331.00 Monthly P&I
- **\$13.34 Per SF Annual P&I**
- **Well Below Submarket Average Lease Rates**

6.39% 25 Year Am

- Not an offer to lend

OREGON REAL ESTATE AGENCY
 Initial Agency
 Disclosure Pamphlet

