

# For Sale

**Address:**

8065 SE Grand Ave  
Portland, OR 97202

**Price:**

\$1,100,000

**Size:**

Unit 120: 1,903 SF (Leased Month-to-Month)  
Unit 140: 1,793 SF (Leased)  
Unit 160: 1,523 SF (Available)  
Total Square Footage: 6,464 SF

**Features:**

- Ground floor commercial condo with three units and under-market rents
- Great owner user with opportunity for immediate occupancy with room to grow.
- Excellent window-line with abundant natural light
- Adjacent to Sellwood park and close to the Willamette River

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