





# Corbett Building

4245 - 4247 S Corbett Ave, Portland, OR 97239

 Price: \$750,000

 Price Per SF: \$139/SF










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## THE OFFERING

The Offering provides the opportunity for an owner-user to acquire well-located mixed-use building with off-street parking located near Oregon Health & Science University, with an average HH income of \$124,000 within 1 mile. Constructed in 1892 and renovated in 2013, this grandfathered 5,404 SF building is situated on 4,345 SF of low-scale residential multi-dwelling zoned land. Currently 30% occupied by two MTM tenants, a new user can continue to collect the rental income to minimize occupancy costs or vacate the tenants and occupy the entire building. The Property is well-located alongside, SW Barbur Blvd., directly adjacent from Corbanc Condominiums with direct access to nearby amenities like restaurants/cafes, hotels, parks and more.

## HIGHLIGHTS

-  Owner-user opportunity priced well below replacement cost.
-  Two long-term MTM tenants. A new user can continue to collect rental income or vacate the two tenants and occupy the entire building.
-  Well-located near amenities including OHSU, restaurants/cafes, hotels, parks and more.
-  Located in a walkable neighborhood with a walk and bike score of 73.
-  Excellent blend of private offices and open creative office space.
-  Ease of Access along SW Barbur Blvd with 32,000 + VPD.
-  Five designated off-street parking stalls with ample street parking available.



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