



# Corbett Building

4245 - 4247 S Corbett Ave, Portland, OR 97239

Price: \$750,000

Price Per SF: \$139/SF



[CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM](#)

## 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.



**Northmarq**  
4949 Meadows Rd, Suite 490  
Lake Oswego, OR 97035  
northmarq.com



**Michael Kapnick**  
Vice President  
mkapnick@northmarq.com  
503.210.4068  
OR Lic. #960500191

**Anthony Albrecht**  
Senior Associate  
aalbrecht@northmarq.com  
503.210.4062  
OR Lic. #201239052