



3 UNIT RENTAL IN NE PORTLAND

432 NE DEKUM ST | Portland, OR

Calling all entrepreneurs, investors and creative thinkers? This is the spot for you. Zoned CM2 and positioned on a corner lot this three unit rental is ready for your vision. Currently used as a duplex with fully rented salon outbuilding with separate meters. The ground work has been done for more income revenue with a fully permitted space for a food cart, tiny home, or a commercial kitchen if you repurposed the main floor into a cafe or restaurant with more seating available in adjacent level backyard. Full basement is also ready for your finishing touches for even more income revenue. The main level unit has been refreshed with new flooring, light fixtures and plumbing. The salon space was a complete new build in 2020 and has exquisite finishes throughout including a vaulted ceiling, floor to ceiling brick wall with 7 foot wood arched Marvin windows. Complete with a half bath and extra work sink, powered by tankless water heater. Call today for a private tour and to discuss how to make this your creative dream and add to the Dekum Triangle and Woodlawn food scene.

GROSS SQFT	3,250
LOT SIZE (SQFT)	5,000 TO 6,999 SQFT
YEAR BUILT	1910
PROPERTY TYPE	CM2
COUNTY	MULTNOMAH
AVAILABILITY	ALL 3 UNITS RENTED

OFFERED AT \$900,000



3 Units



Proj. Gross
Income
\$64,380



Cap Rate
6.23

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