

FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214



**Ashley Butler**

(503) 726-8038

[ashley@brownandcarter.com](mailto:ashley@brownandcarter.com)

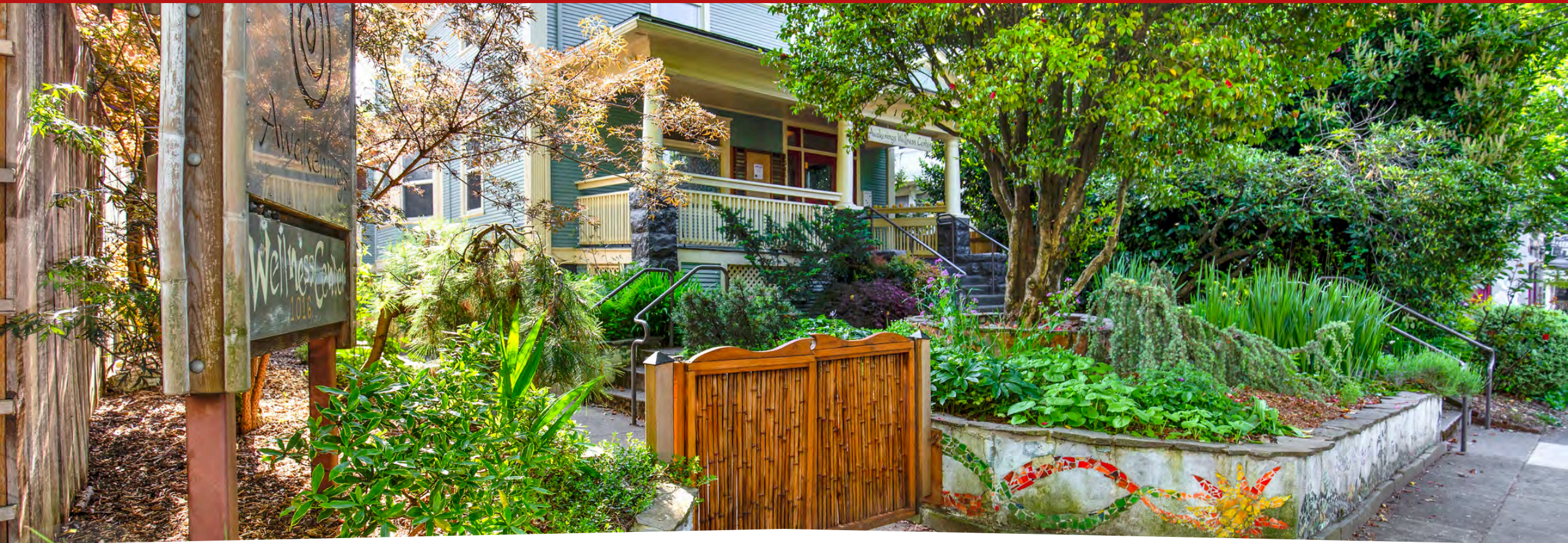
**Lindsey Butler**

(971) 506-4161

[lindsey@brownandcarter.com](mailto:lindsey@brownandcarter.com)

**kw** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214



---

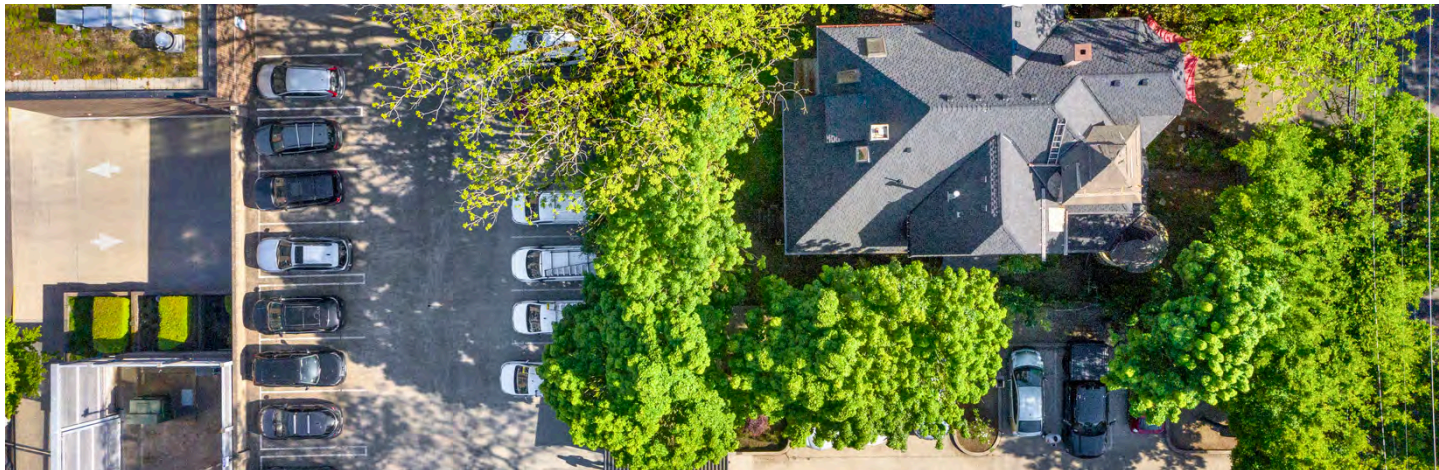
Price Reduced: \$1,895,000

Prime Investment Opportunity. Turn-Key operation with minimum management input. 7.57% Cap Rate. This 4,903 SF Commercial Mixed Use currently used as multi-practice wellness facility with established, long-term community of practitioners and clients.



# SPACE HIGHLIGHTS

- 13 Private Treatment Offices – Leased to a dedicated team of long-term, licensed practitioners across a wide range of wellness modalities. Most of the current leases range from another 3-5 years.
- 38-Space Parking lot located directly across from property. A rare amenity in SE Portland, providing ease of access for clients and practitioners.



FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214

# SPACE HIGHLIGHTS

- **PRICE:** \$1,895,000
- **5,006 SF Commercial Mixed Use** currently used as multi-practice wellness facility with established community of practitioners and clients.
- **Prime Owner-operator or Investment opportunity** for an accessible, profitable business and wellness facility. Turn-key and remotely managed using automated tools.



**Ashley Butler**

(503) 726-8038

Ashley@brownandcarter.com

**Lindsey Butler**

(971) 506-4161

lindsey@brownandcarter.com



FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214

## SPACE HIGHLIGHTS

- Financially Solid – Proven net annual income of more than \$140,000, demonstrating consistent demand and performance.
- 900 sq ft Yoga & Event Studio – Complete with heated cork floors, skylight, online scheduling, access to communal kitchen, outdoor courtyard, and sound system.



**Ashley Butler**

(503) 726-8038

Ashley@brownandcarter.com

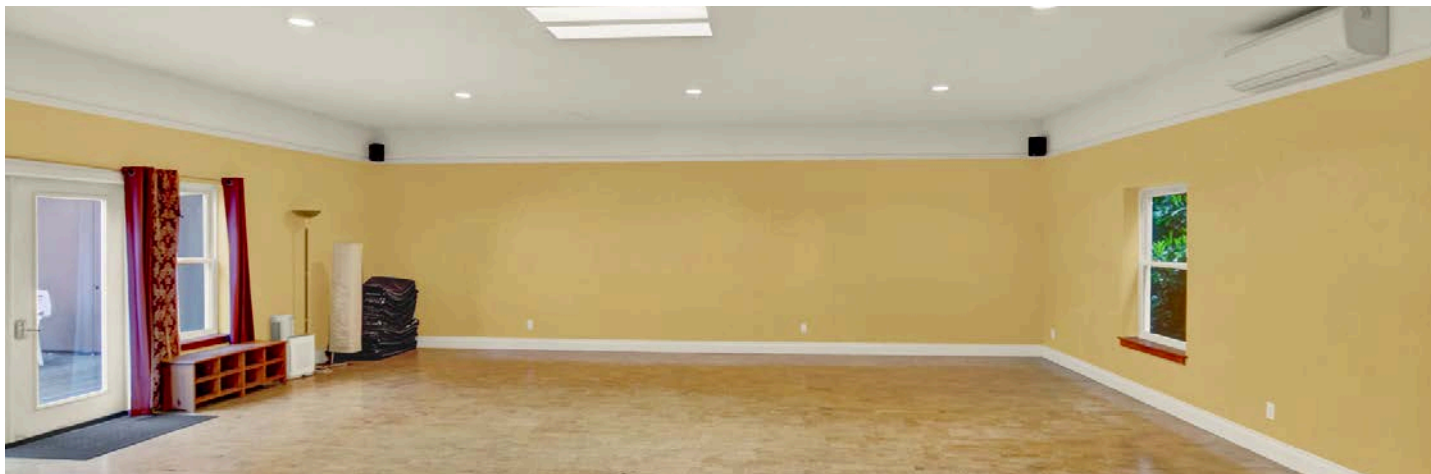
**Lindsey Butler**

(971) 506-4161

lindsey@brownandcarter.com

**kw** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214



**Ashley Butler**  
(503) 726-8038  
Ashley@brownandcarter.com

**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com



BIKE



98

WALK



94

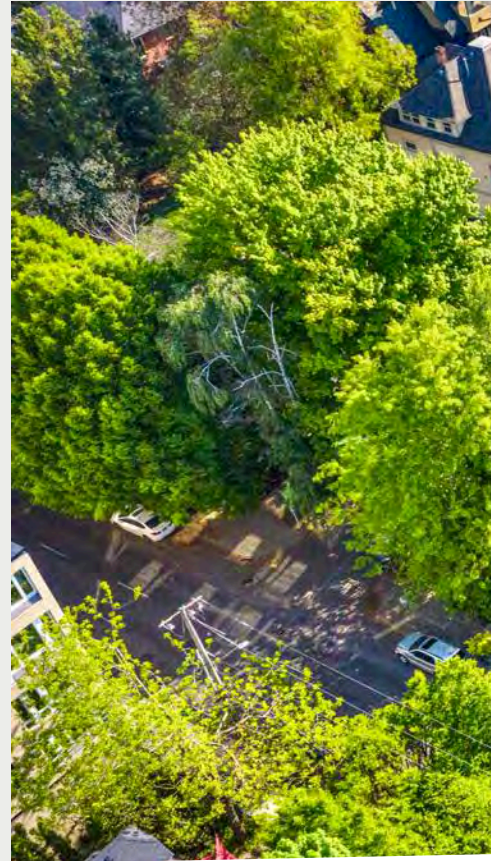
TRANSIT



69

## LOCATION HIGHLIGHTS

- **Portland, Oregon:** Where business culture thrives on collaboration, sustainability, and purpose – making it a natural hub for wellness-focused brands and entrepreneurs.
- **Excellent Transportation Access:** Located near I-84 and I-5 allowing easy access.
- **Growing Economy & Community:** A mix of established businesses and residences contribute to local economic growth.
- **Mixed-Use Opportunities:** 13 Office suites in 5,006 SF property, includes a 900 SF yoga and event studio.



**Ashley Butler**

(503) 726-8038

Ashley@brownandcarter.com

**Lindsey Butler**

(971) 506-4161

lindsey@brownandcarter.com



## Key Features:

**Business Ecosystem:** More than a physical space—Awakening’s is a well-integrated business ecosystem. With a professionally managed website designed to streamline daily operations offering minimal owner involvement.

**Communal & Client Spaces:** Communal kitchen, welcoming porch and lobby, private courtyard, and peaceful grounds with Zeroscape-style landscaping.

**Established Business:** Intentionally curated over 20 years, with community-centric, long-term tenants who are licensed practitioners with established and consistent client base.

**Financing:** Seller open to conventional, cash, and seller- financing options.

**Parking:** 38 off-street parking spaces, FREE to community businesses and customers.

**Signage:** Monument.

**Building Upgrades:** Exterior paint 2024, newer roof and sewer line, new deck 2024, ADA accessible ramp to basement offices.





## PROPERTY INFORMATION

**Address** 1016 SE 12<sup>TH</sup> AVE

**Total Square Footage:** 5,006 SQFT (To be independently verified)

**Number of Floors:** 3

**Type:** Residential, Commercial Use

**Site Area:** 0.11 acres (5,000 sq ft)

**Parcel Number:** R176938

**District:** Portland

**Zoning:** CM2

**Parking:** Free dedicated two hour parking across the street

**Tenancy:** Multiple

**Financial Documents:** Available upon request



## PORTLAND, OREGON

Located in the highly sought-after SE Buckman neighborhood, this property offers a rare opportunity to invest in one of Portland's most eclectic, creative, and community-oriented districts. Known for its walkable streets, historic architecture, and vibrant mix of small businesses, Buckman sits at the cultural crossroads of Portland's eastside.

Surrounded by popular cafes, artisan shops, wellness studios, and innovative retail concepts, the area draws steady foot traffic from residents, professionals, and visitors alike. Buckman's rich urban character blends Portland's grass-roots spirit with long-standing local institutions, making it a magnet for entrepreneurs and community-based businesses.

The location is easily accessible via major commuter routes, public transit, and Portland's extensive bike network. Close proximity to downtown, the Central Eastside Industrial District, and major bridges like the Burnside and Morrison further enhance connectivity, with easy connections to I-5, I-84.

With nearby destinations like Revolution Hall, Colonel Summers Park, and dozens of beloved eateries and studios, the Buckman neighborhood continues to thrive as a hub for arts, wellness, and socially conscious enterprise. Whether you're looking to grow your own practice or invest in one of Portland's most authentic and accessible communities, this SE Buckman property offers long-term value in a resilient and culturally rich neighborhood.



**Ashley Butler**

(503) 726-8038

Ashley@brownandcarter.com

**Lindsey Butler**

(971) 506-4161

lindsey@brownandcarter.com



FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214



**Ashley Butler**

(503) 726-8038

Ashley@brownandcarter.com

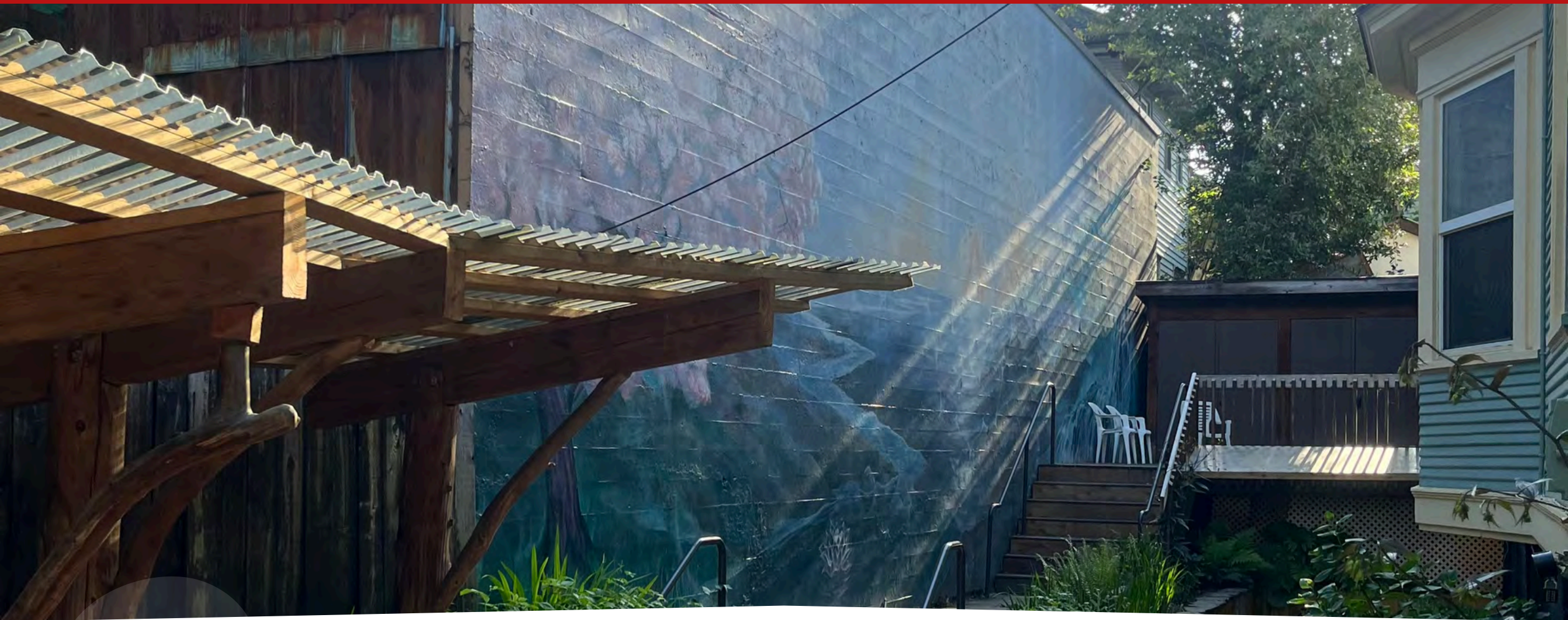
**Lindsey Butler**

(971) 506-4161

lindsey@brownandcarter.com



FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214



**Ashley Butler**

(503) 726-8038

Ashley@brownandcarter.com

**Lindsey Butler**

(971) 506-4161

lindsey@brownandcarter.com





## **DISCLAIMER:**

All materials and information provided by Keller Williams Realty-Portland Central, including its directors, officers, agents, advisors, affiliates, and any third-party sources, are offered without representation or warranty regarding their accuracy, completeness, veracity, condition of the property, compliance with governmental requirements, suitability, developability, or financial performance, whether current or projected. Keller Williams Realty-Portland Central and its representatives expressly disclaim any liability for inaccuracies or omissions in the information provided. All parties are solely responsible for conducting their own due diligence, investigations, and evaluations to assess the property and its suitability for their intended use. Keller Williams Realty-Portland Central does not undertake investigations, verifications, or due diligence unless explicitly agreed upon in writing. Each party must independently investigate and verify all information, including but not limited to:

Financial performance data, including applicable documents, reports, and assumptions, with the assistance of qualified financial advisors. Market conditions, vacancy factors, and limitations that may affect rental income or financial modeling. Legal matters, with the guidance of an attorney. Tax implications, with advice from a certified public accountant or tax attorney. Property conditions and compliance with governmental regulations, with assistance from engineers, architects, contractors, and other consultants. Title issues, with consultation from a title officer or attorney. Keller Williams Realty-Portland Central makes no warranties or representations regarding the accuracy, relevance, or applicability of any data or assumptions provided, including those related to financial modeling or market rents. Estimates of rents or financial projections are not guarantees and should be independently analyzed by the party. All properties and services marketed by Keller Williams Realty-Portland Central comply with applicable fair housing and equal opportunity laws.



**Ashley Butler**

(503) 726-8038

Ashley@brownandcarter.com

**Lindsey Butler**

(971) 506-4161

lindsey@brownandcarter.com

