



1448-1452 NE 28th Ave

1448-1452 NE 28th Ave, Portland, OR 97232



Santino Filipelli

MODERN REALTY

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1448-1452 NE 28th Ave

\$1,400,000

****Rare Mixed-Use Commercial Building located in the heart of Sullivans Gulch**** Completely Restored from the studs! CM1 Zoning. Commercial portion downstairs (Zoned "M" for Mercantile/Retail). Currently Leased on Gross modified Lease. Residential portion (Zoned R3) located upstairs also completely renovated. New Grease trap installed in downstairs, New Garage doors, New closed cell insulation throughout commercial walls, TESLA charging ports in Driveway. Would make great coffee shop, bar, or restaurant or even office space! Plumbed for cat6, New Electrical throughout, New Plumbing, New Siding, New HVAC, & Central Air, New reclaimed hardwood, New windows, New Doors, And anything else you can think of. (2) 220 amp plugs in drive way. Hot/Cold outside water. Upstairs completely remodeled. Can be used for Airbnb. Or building...

- Heavy Daytime Foot Traffic
- Prime Location
- Flexible Floorplan
- Live Work Space Opportunity
- Everything Completely Renovated



Price:	\$1,400,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment or Owner User
Cap Rate:	8.73%
Lot Size:	0.05 AC
Gross Leasable Area:	2,903 SF
No. Stories:	2
Year Built:	1909
Tenancy:	Multiple
Parking Ratio:	10/1,000 SF
Clear Ceiling Height:	10 FT
No. Dock-High Doors/Loading:	1
Zoning Description:	CM1

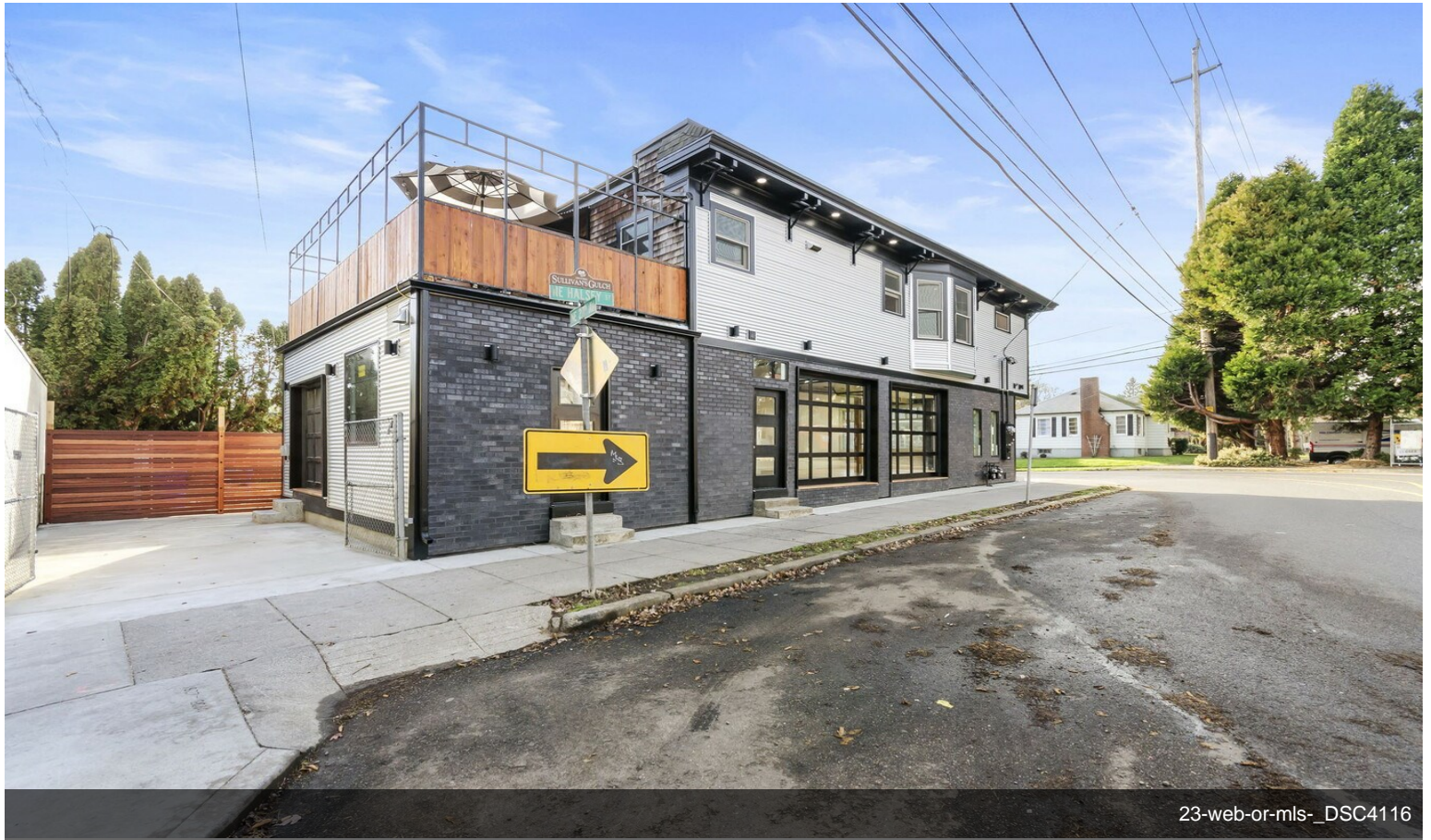
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Creative Culture	1,750	February 2025

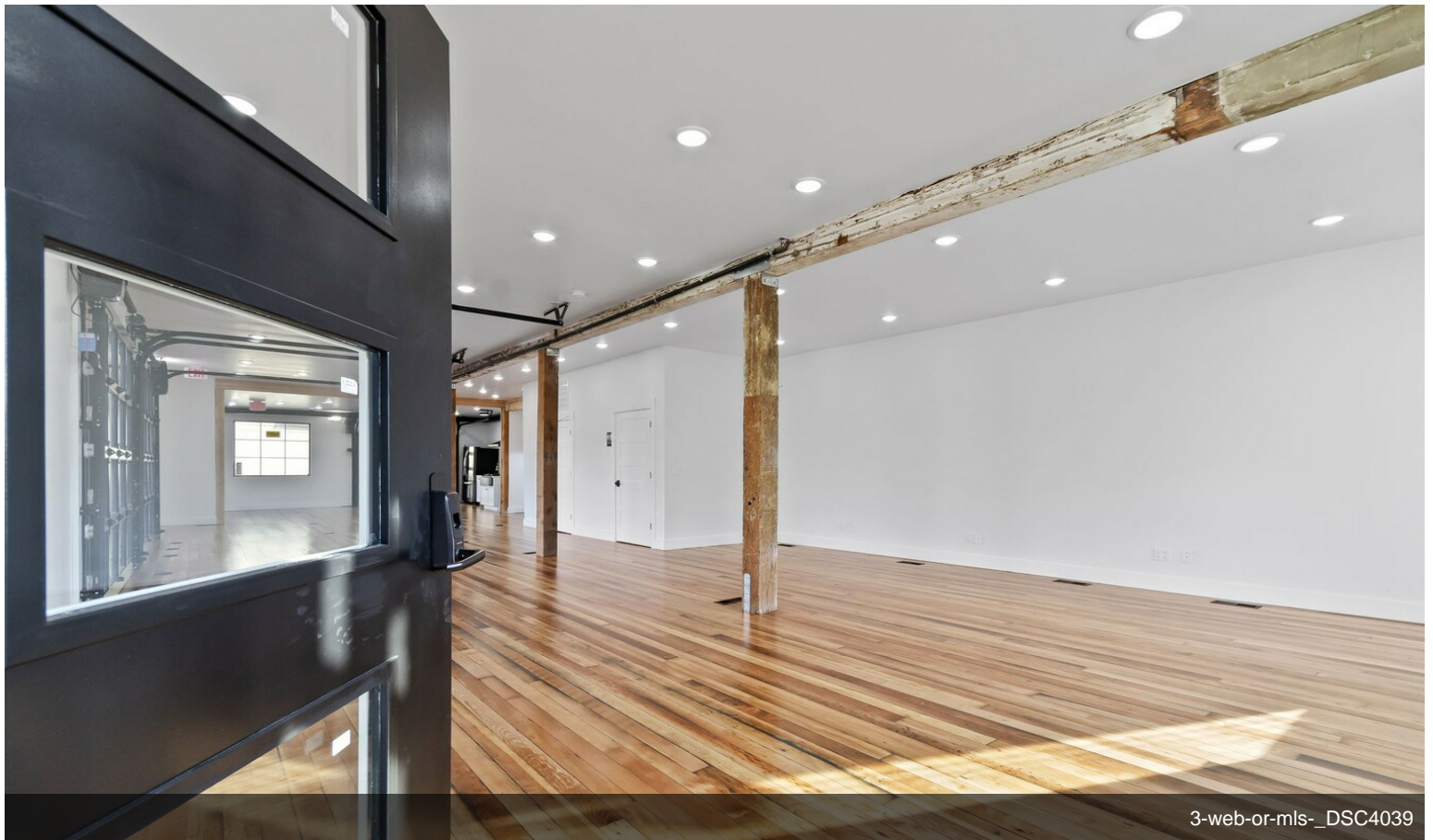


1448-1452 NE 28th Ave, Portland, OR 97232

Property Photos

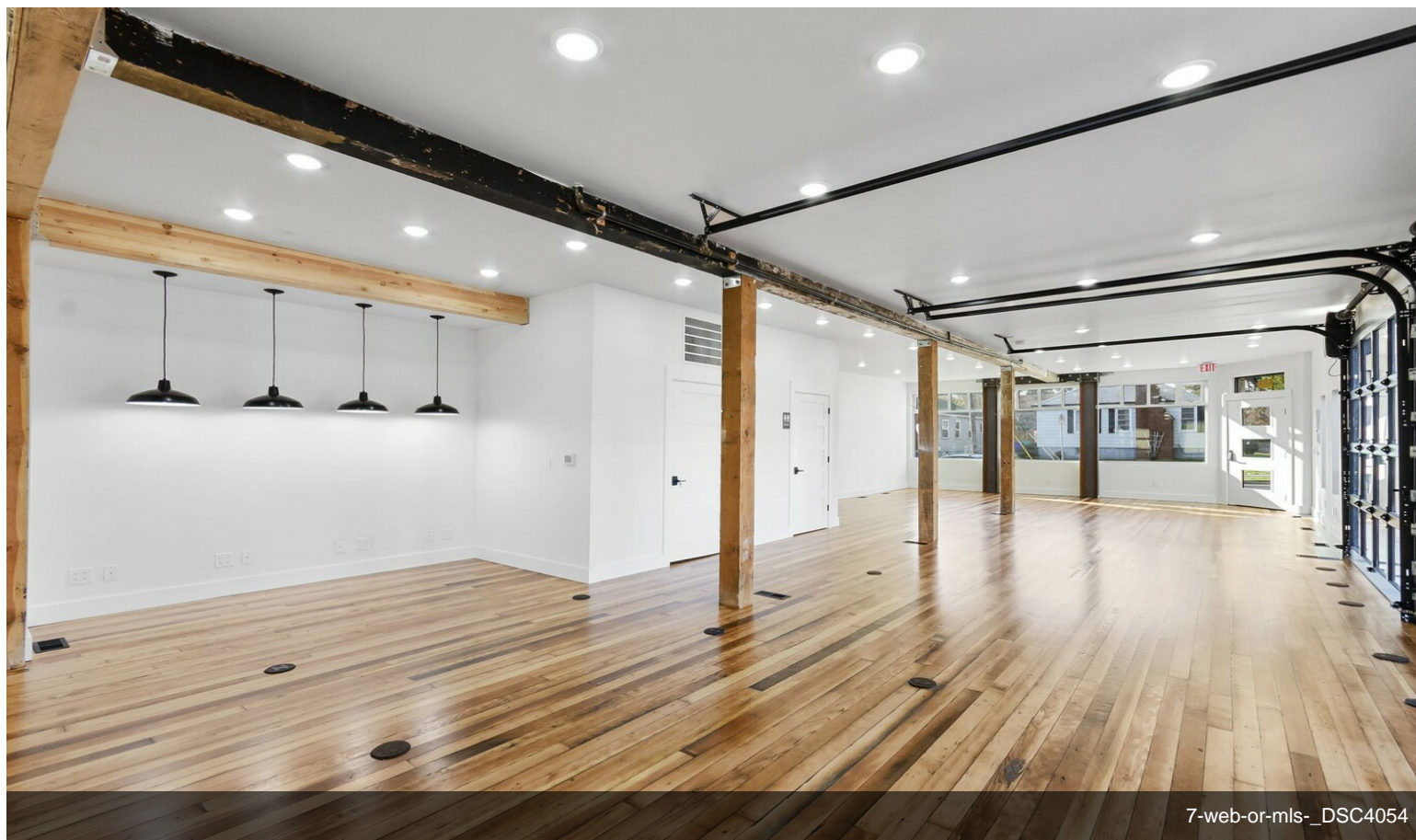


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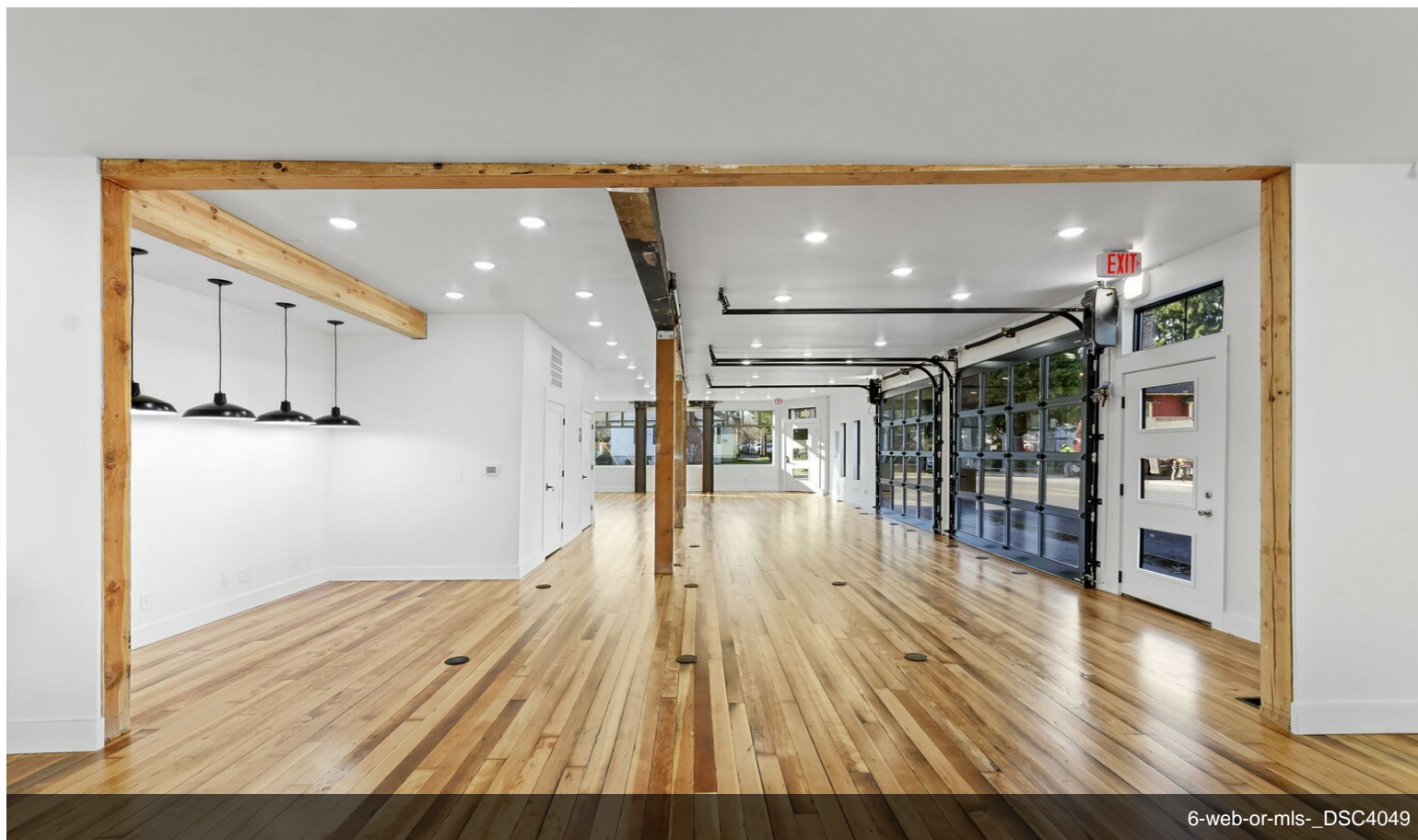


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Property Photos

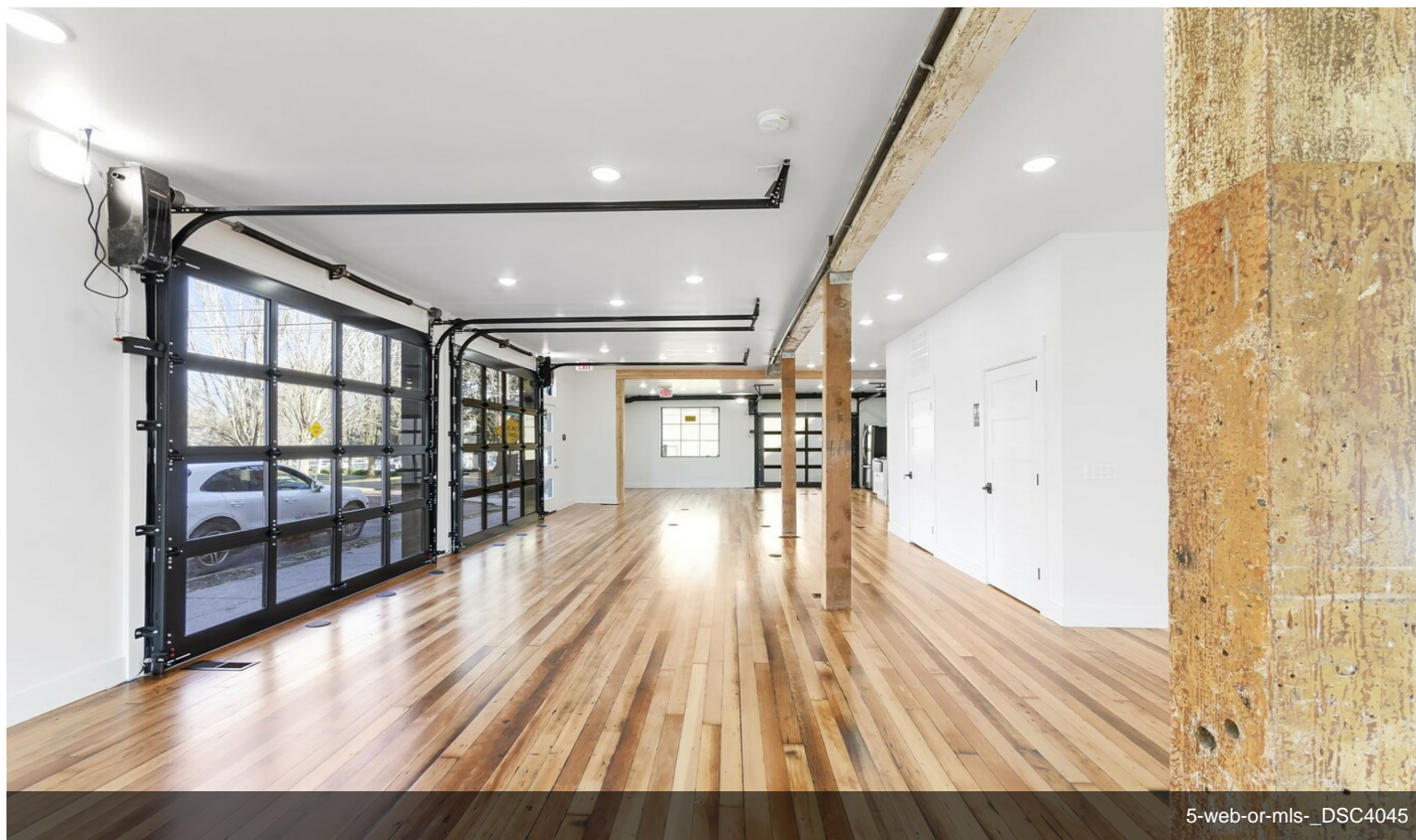


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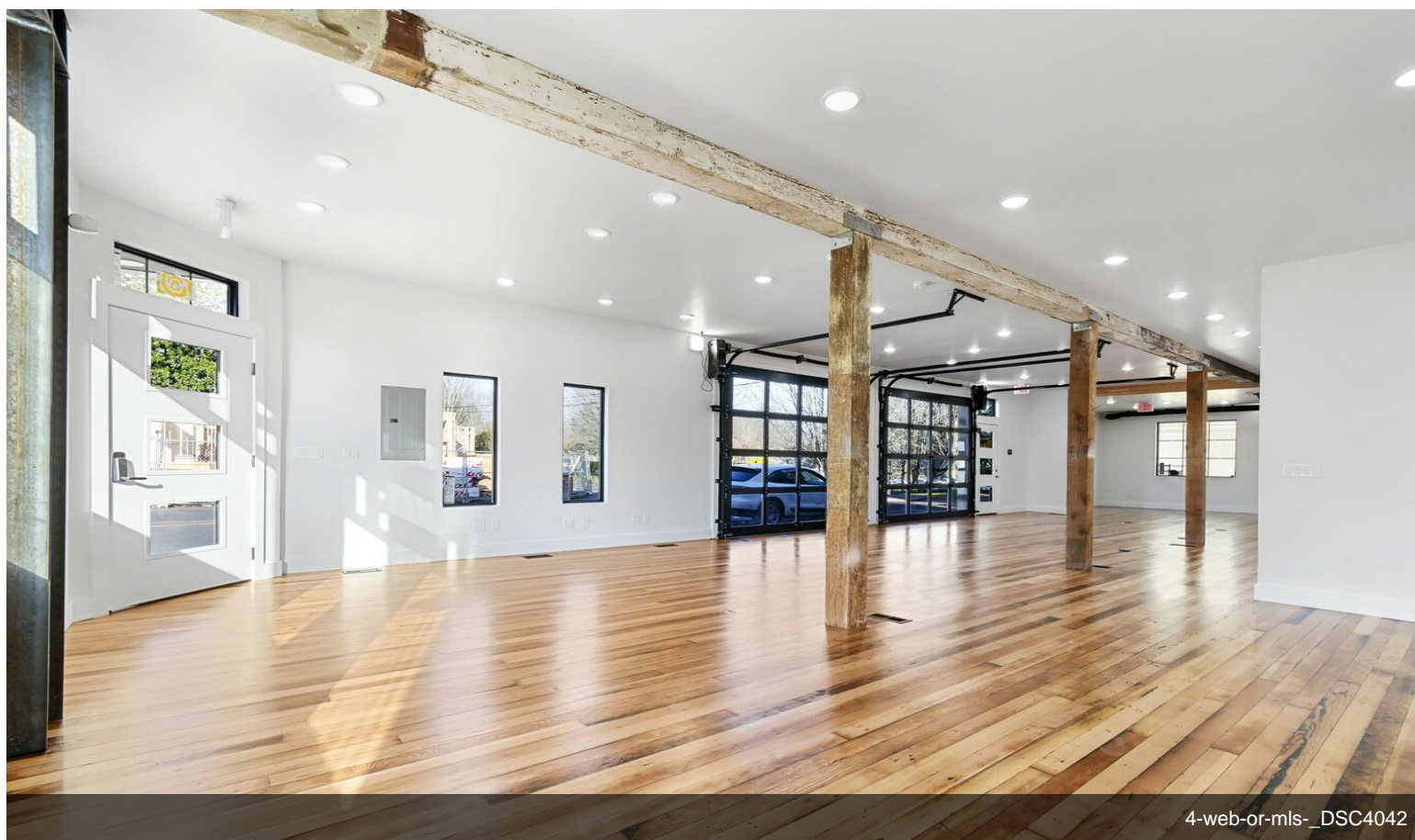


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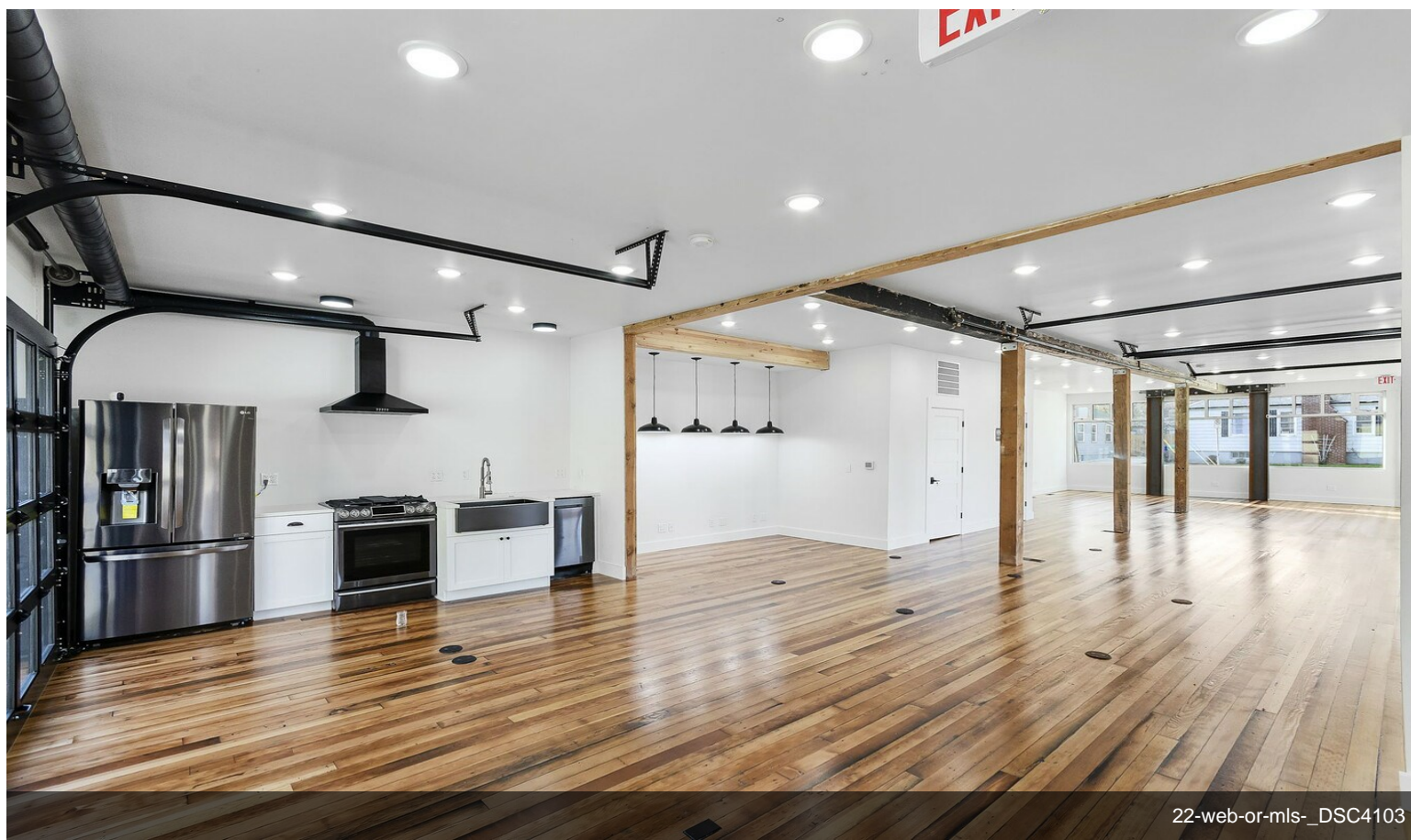


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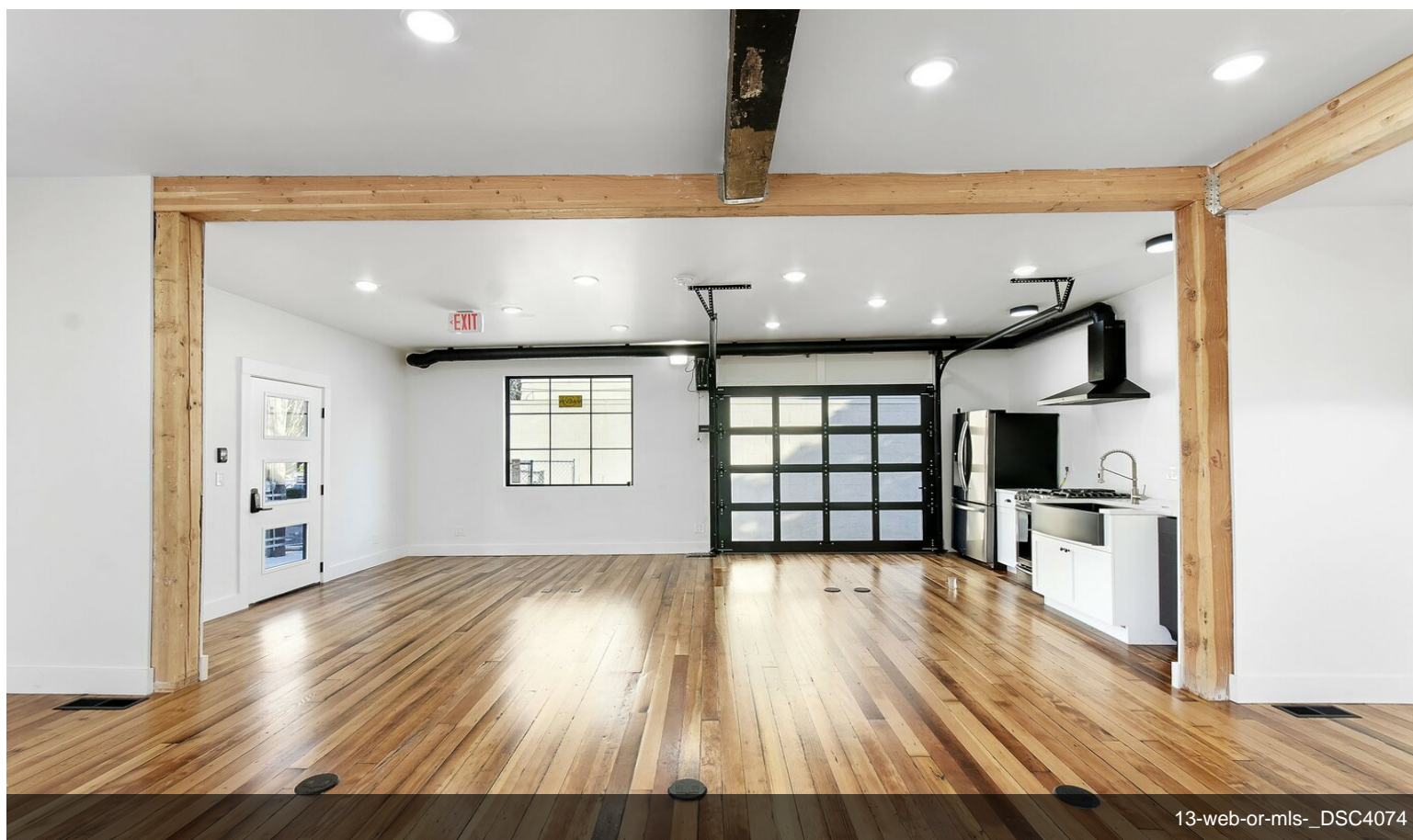


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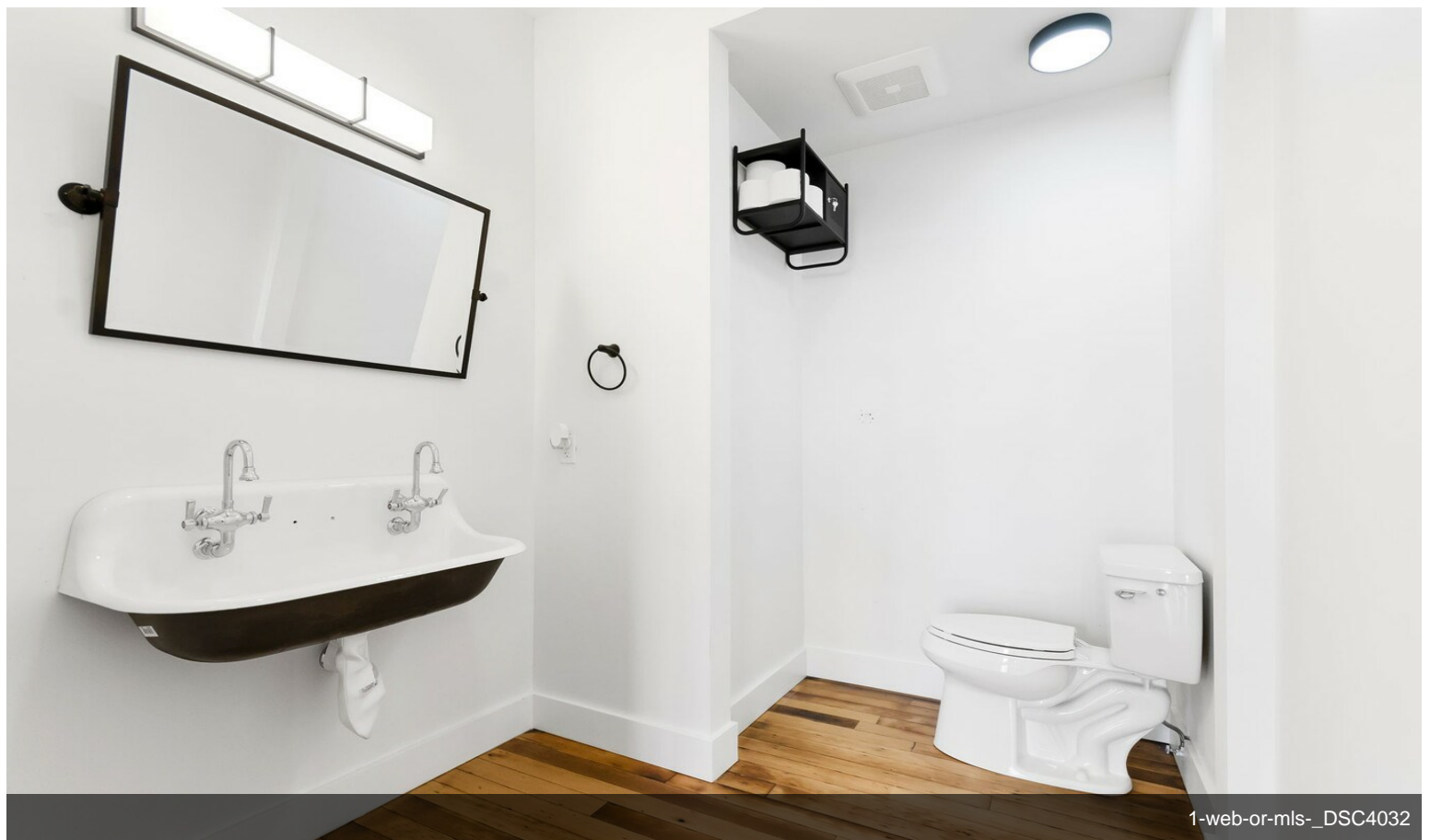


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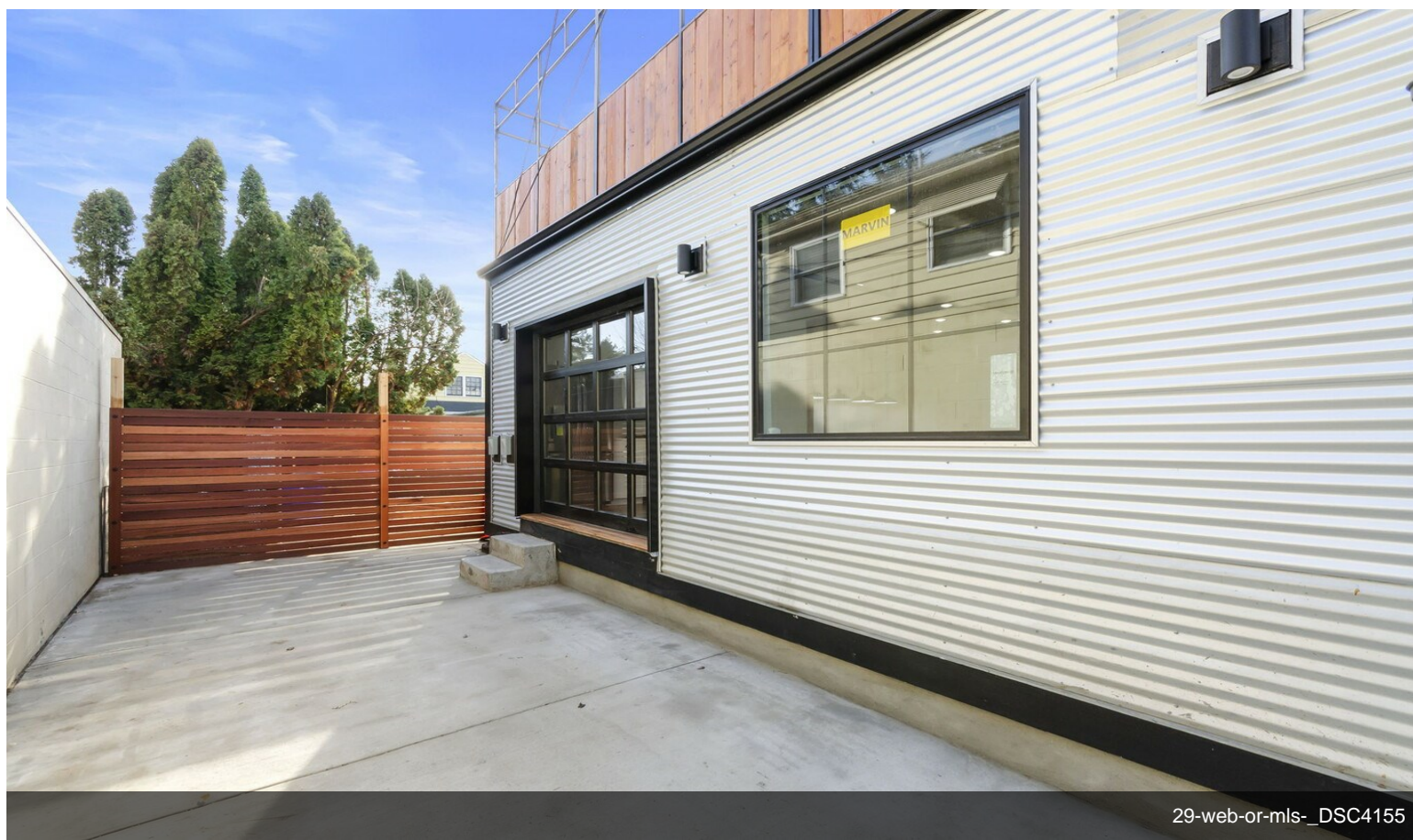


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Property Photos



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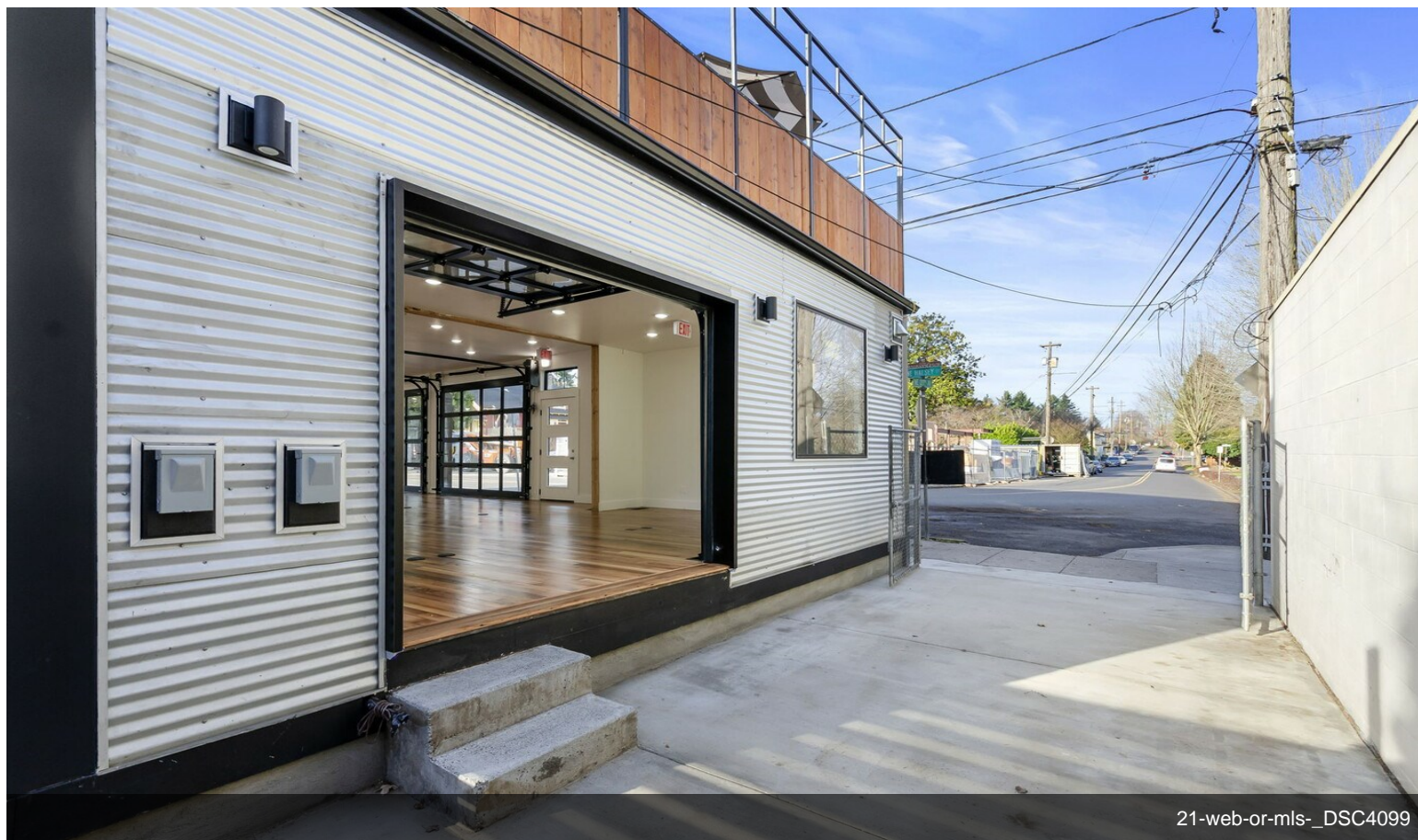


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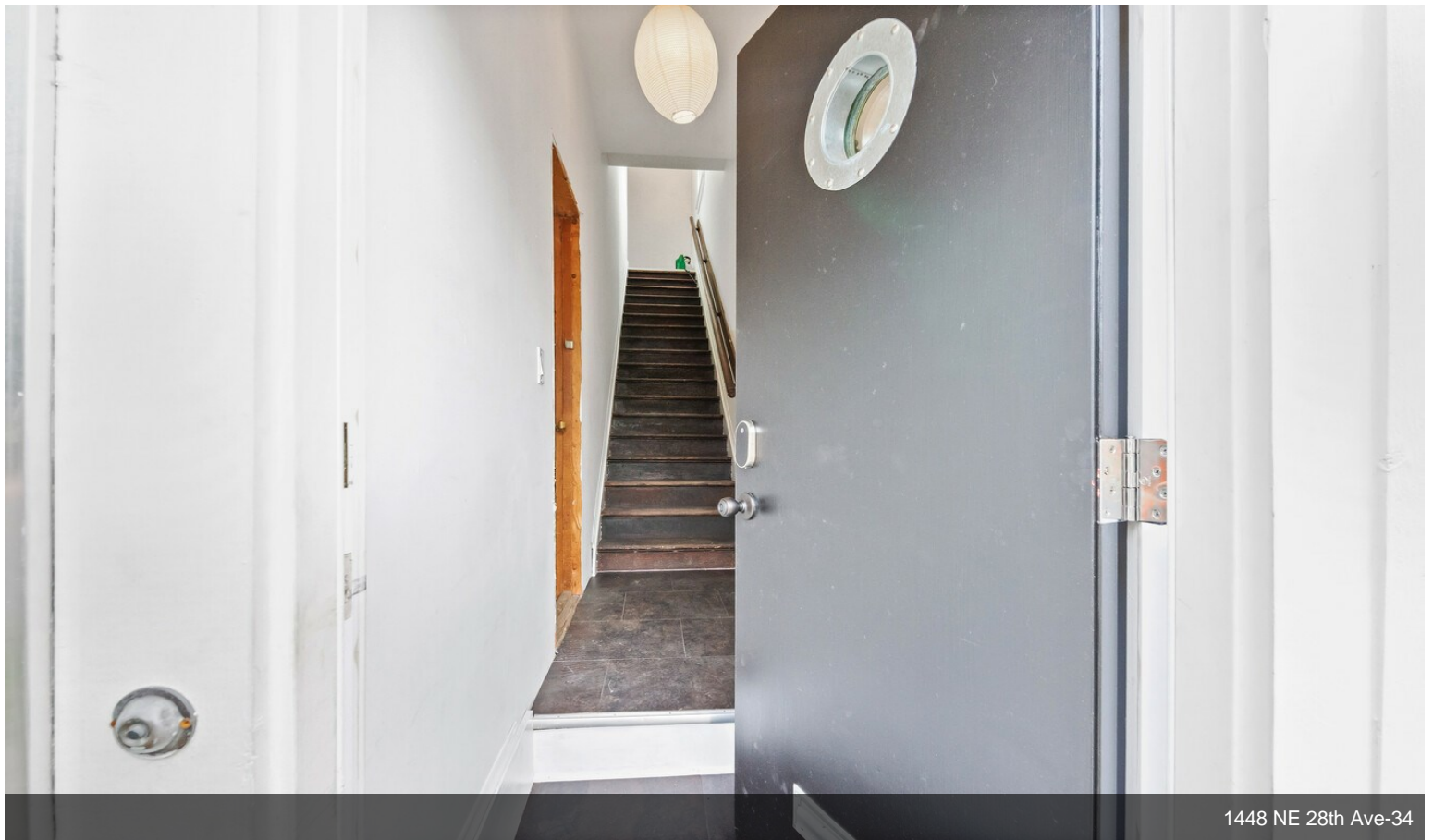


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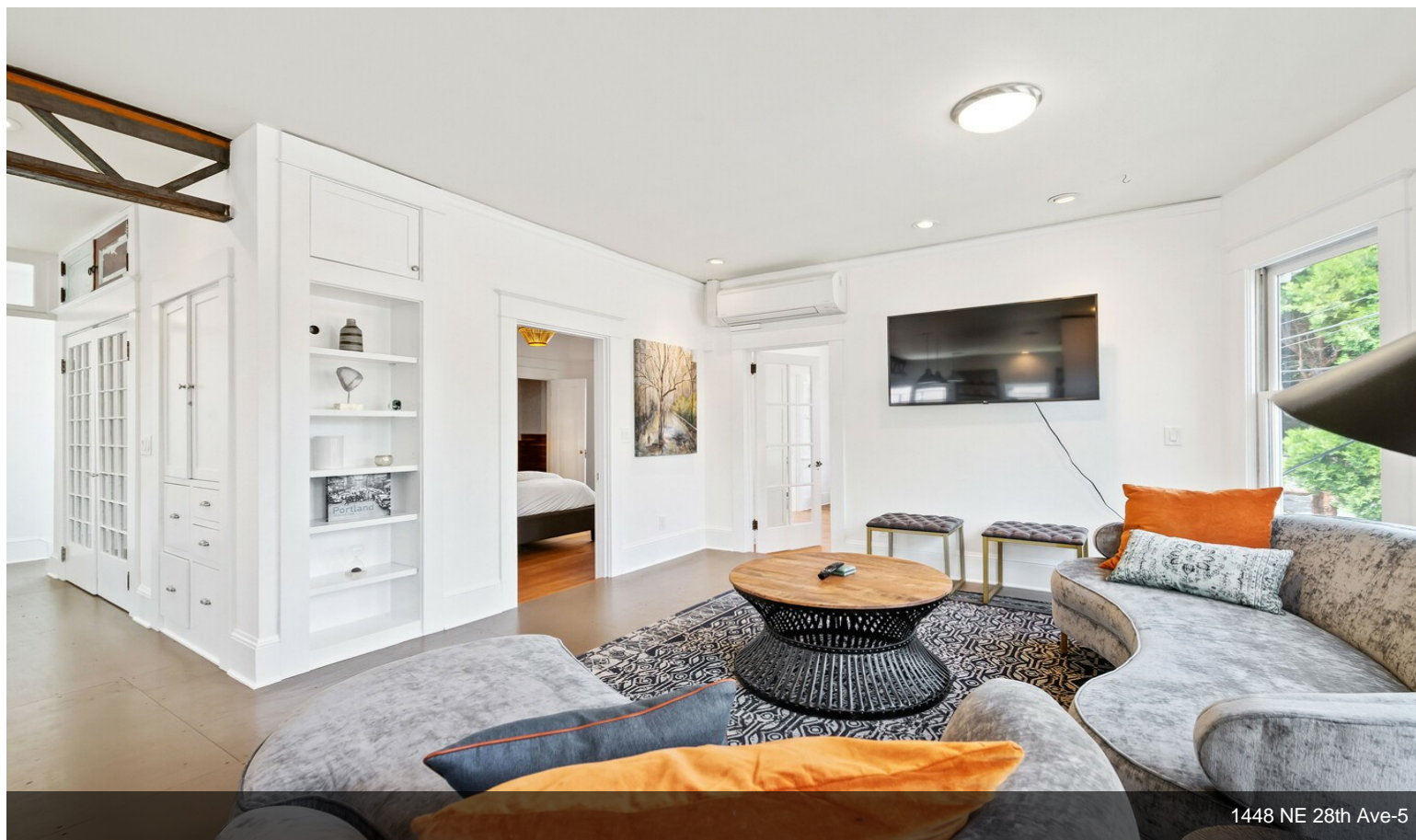


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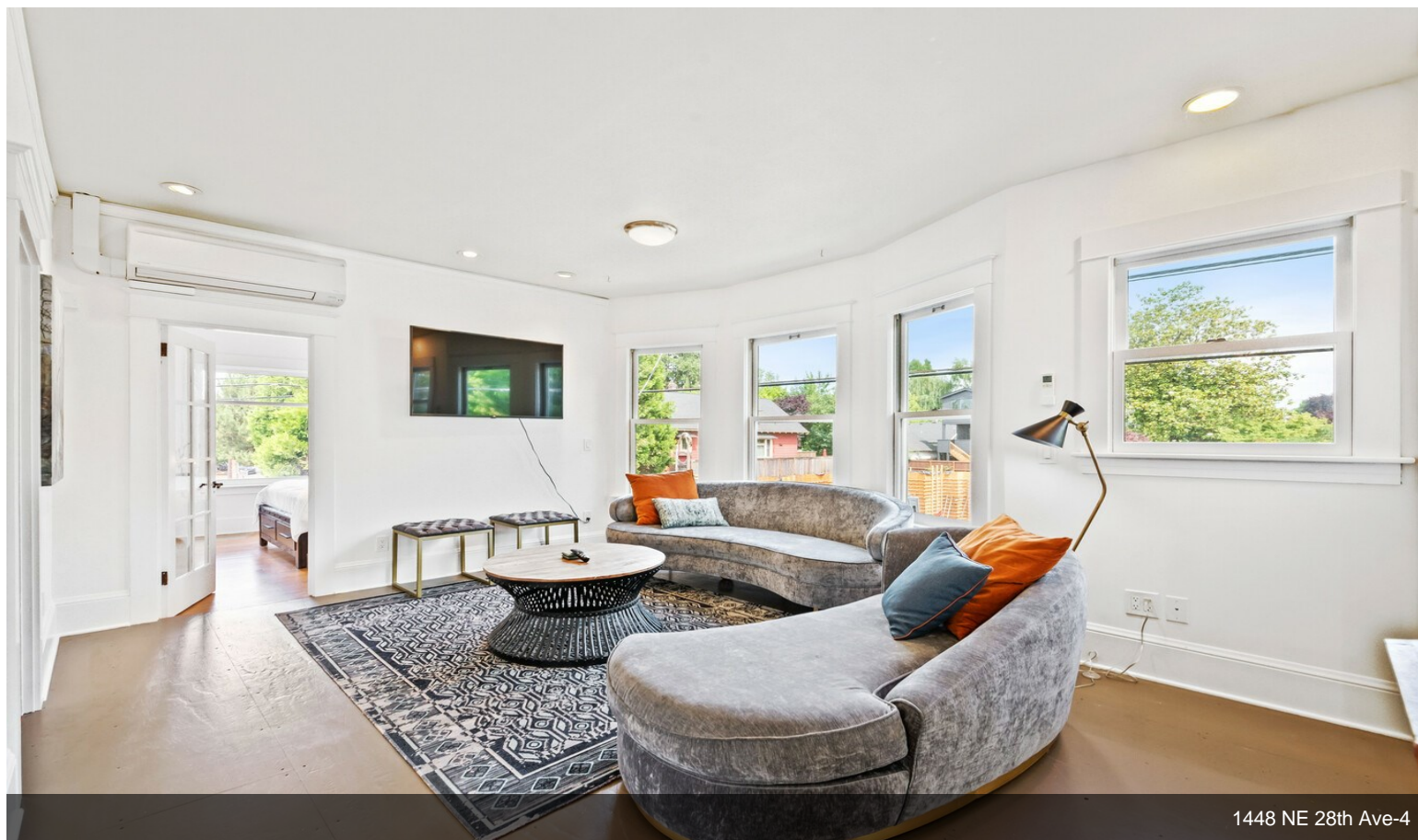


1448 NE 28th Ave-34

Property Photos



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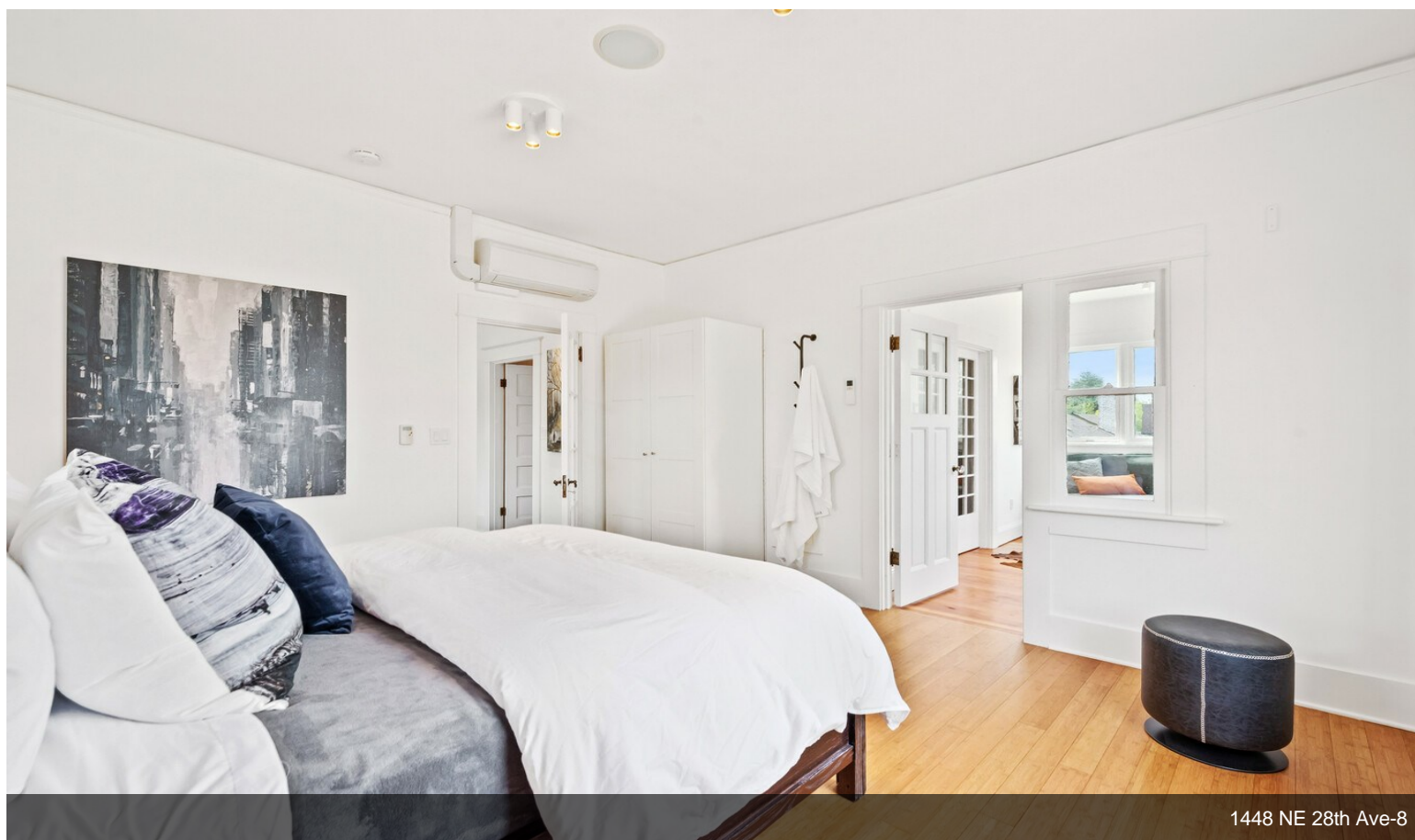


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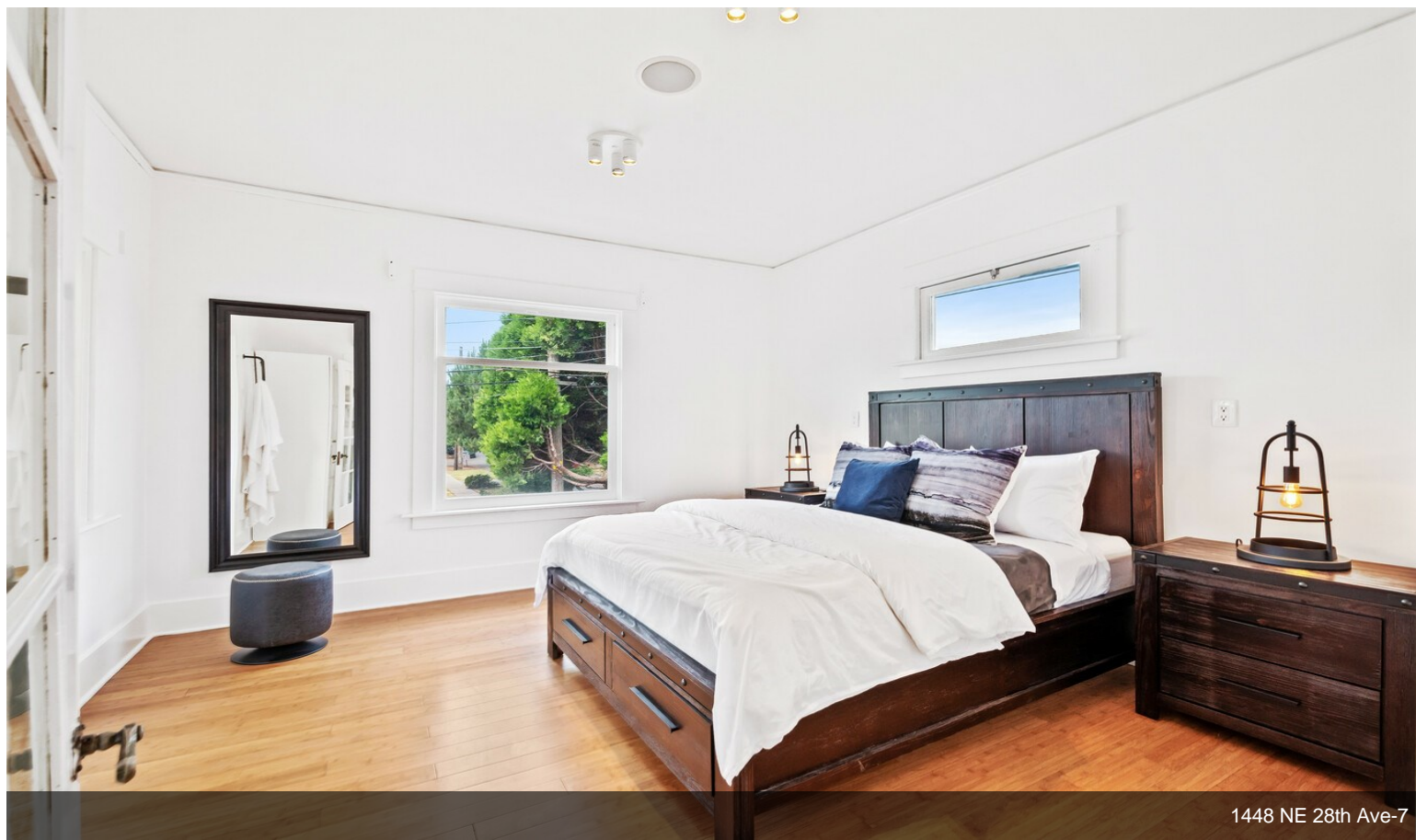


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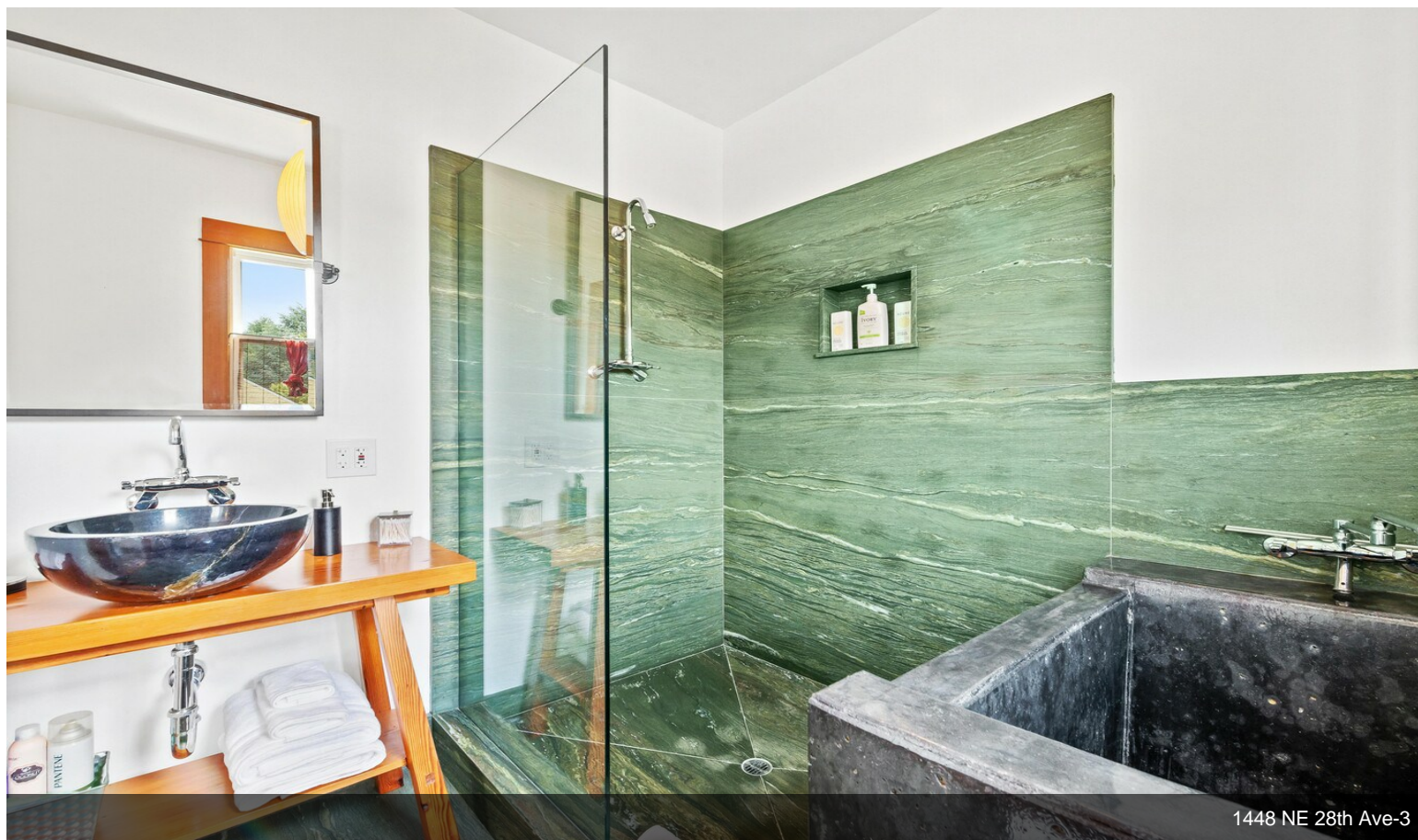


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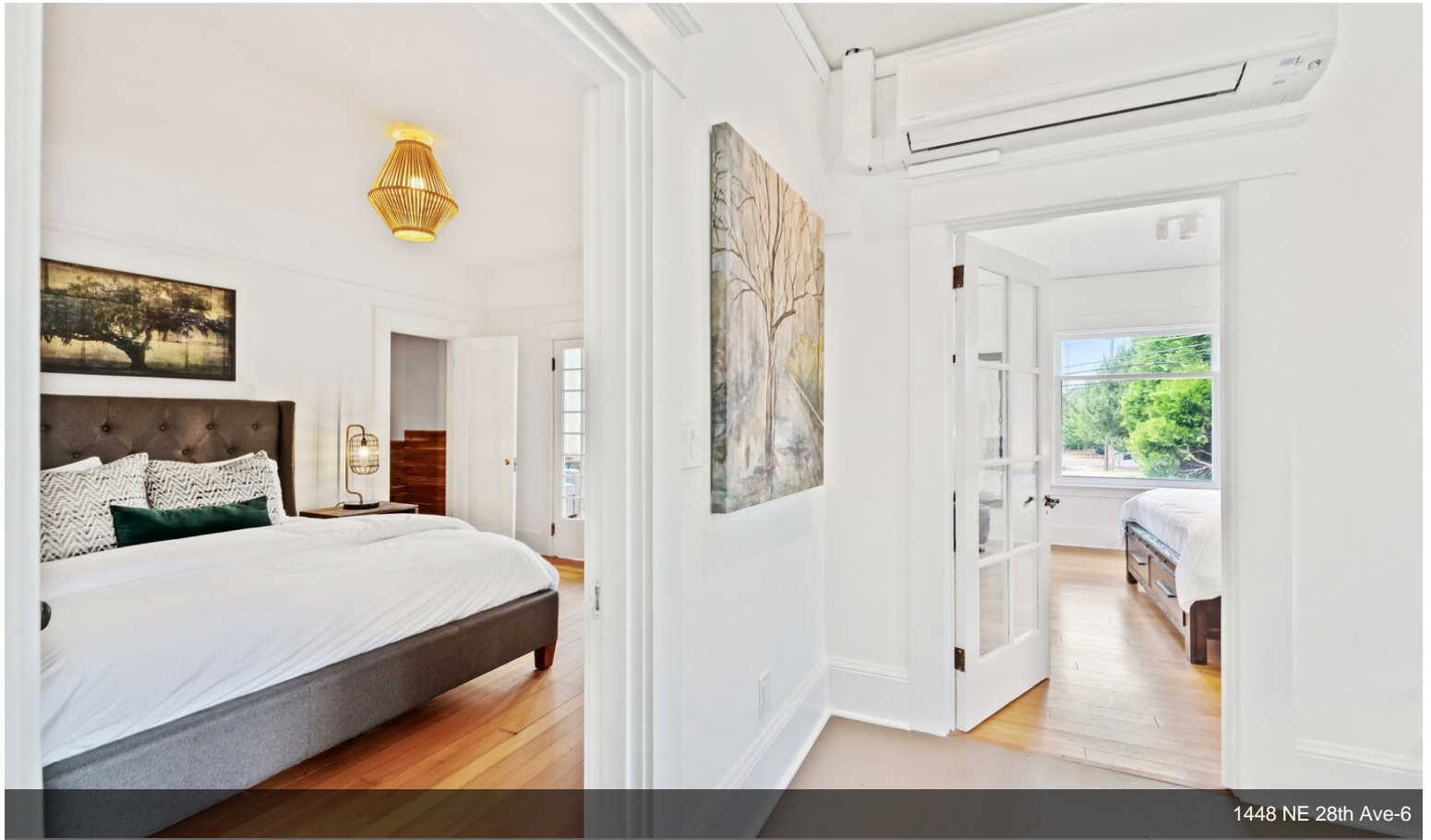


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1448 NE 28th Ave-3

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1448 NE 28th Ave-6



1448 NE 28th Ave-25

Property Photos



1448 NE 28th Ave-24

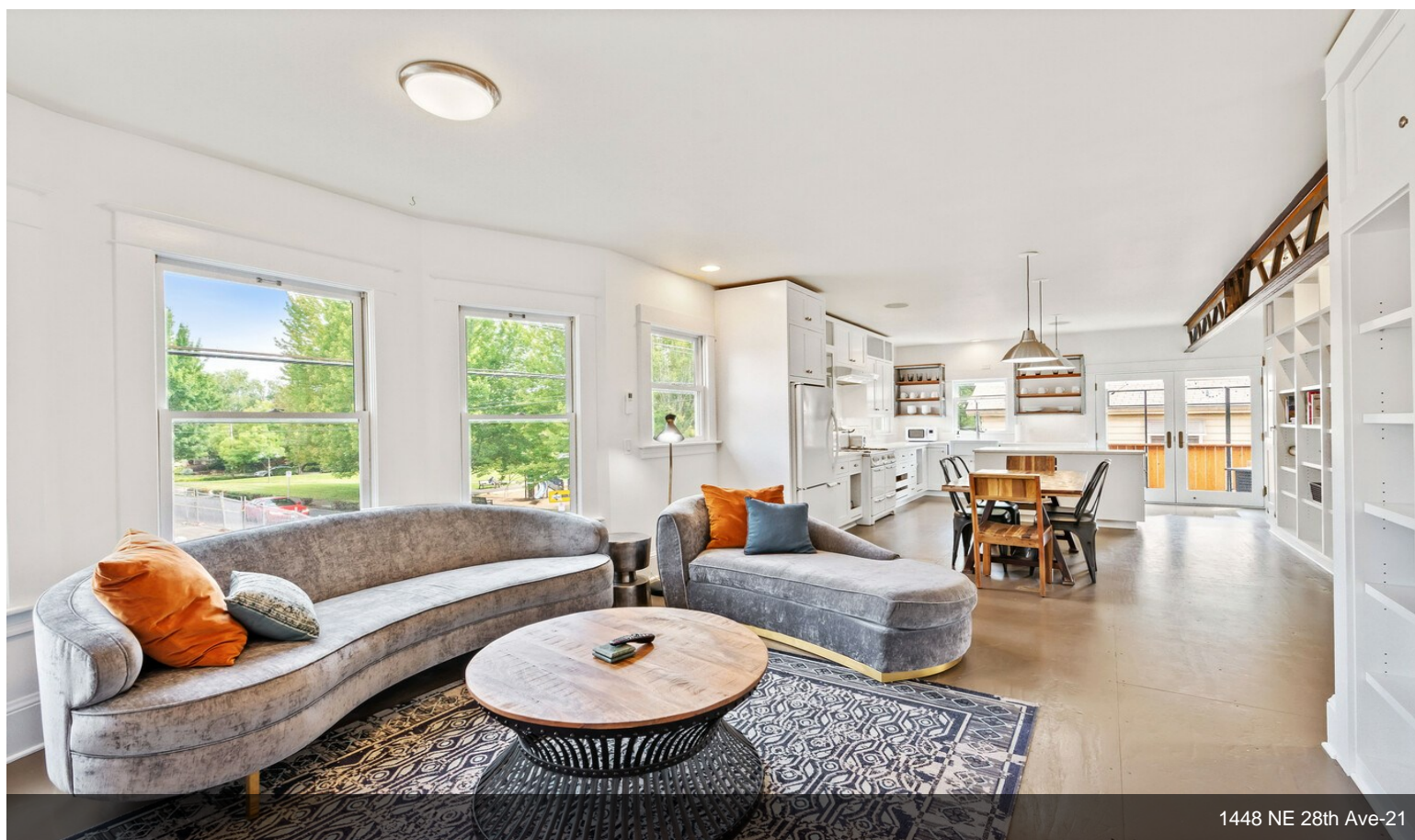


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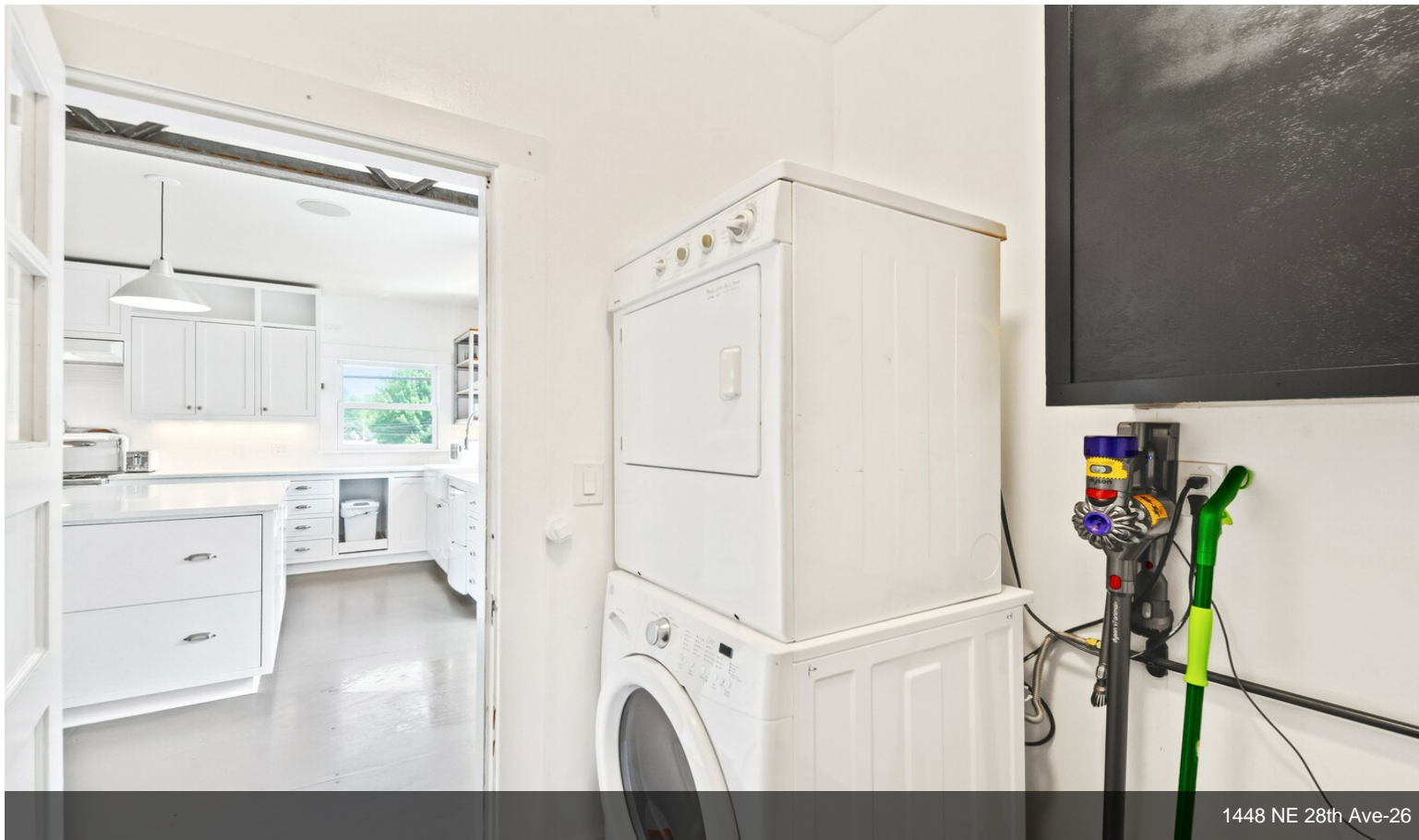


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1448 NE 28th Ave-21

Property Photos



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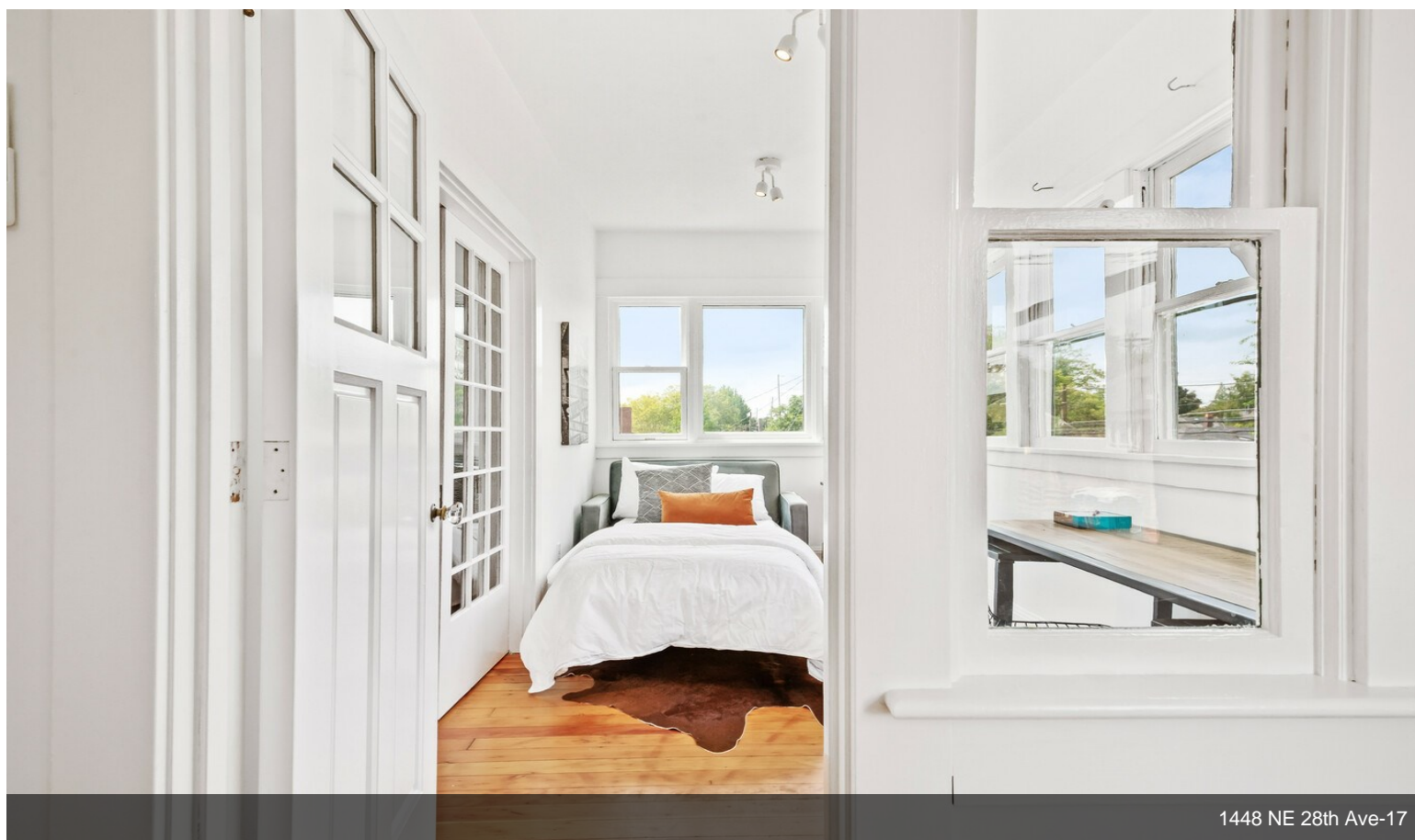


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Property Photos



1448 NE 28th Ave-18

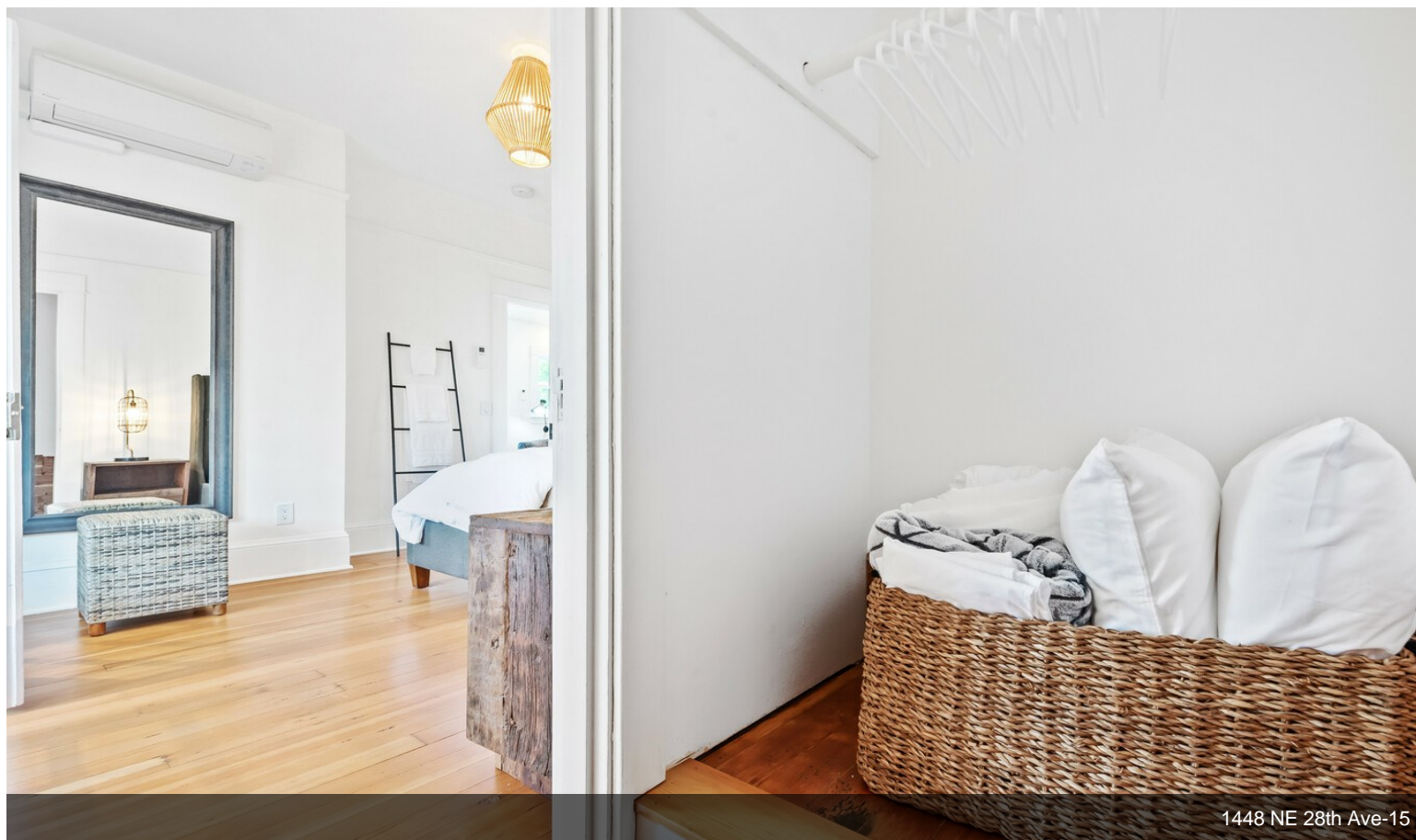


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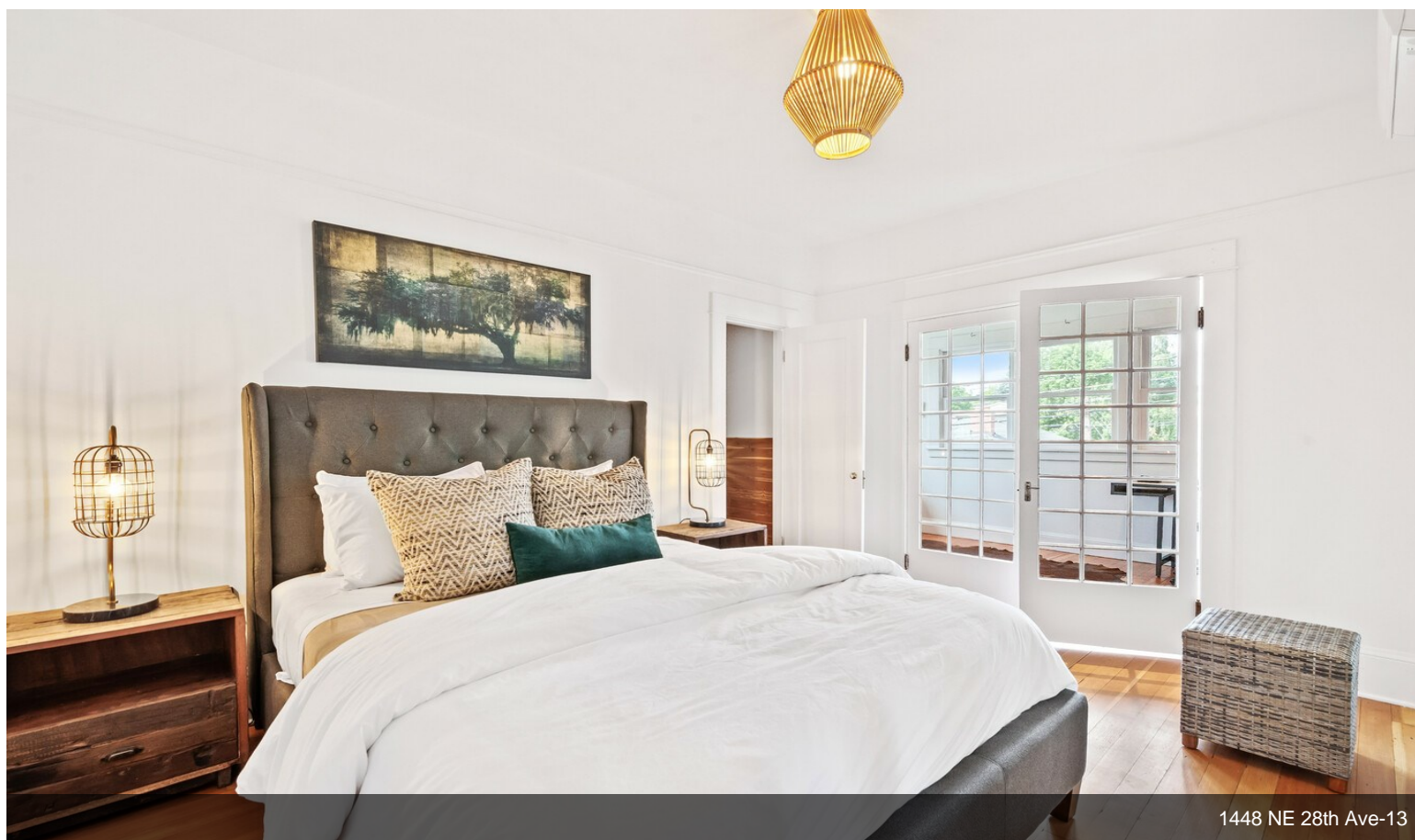
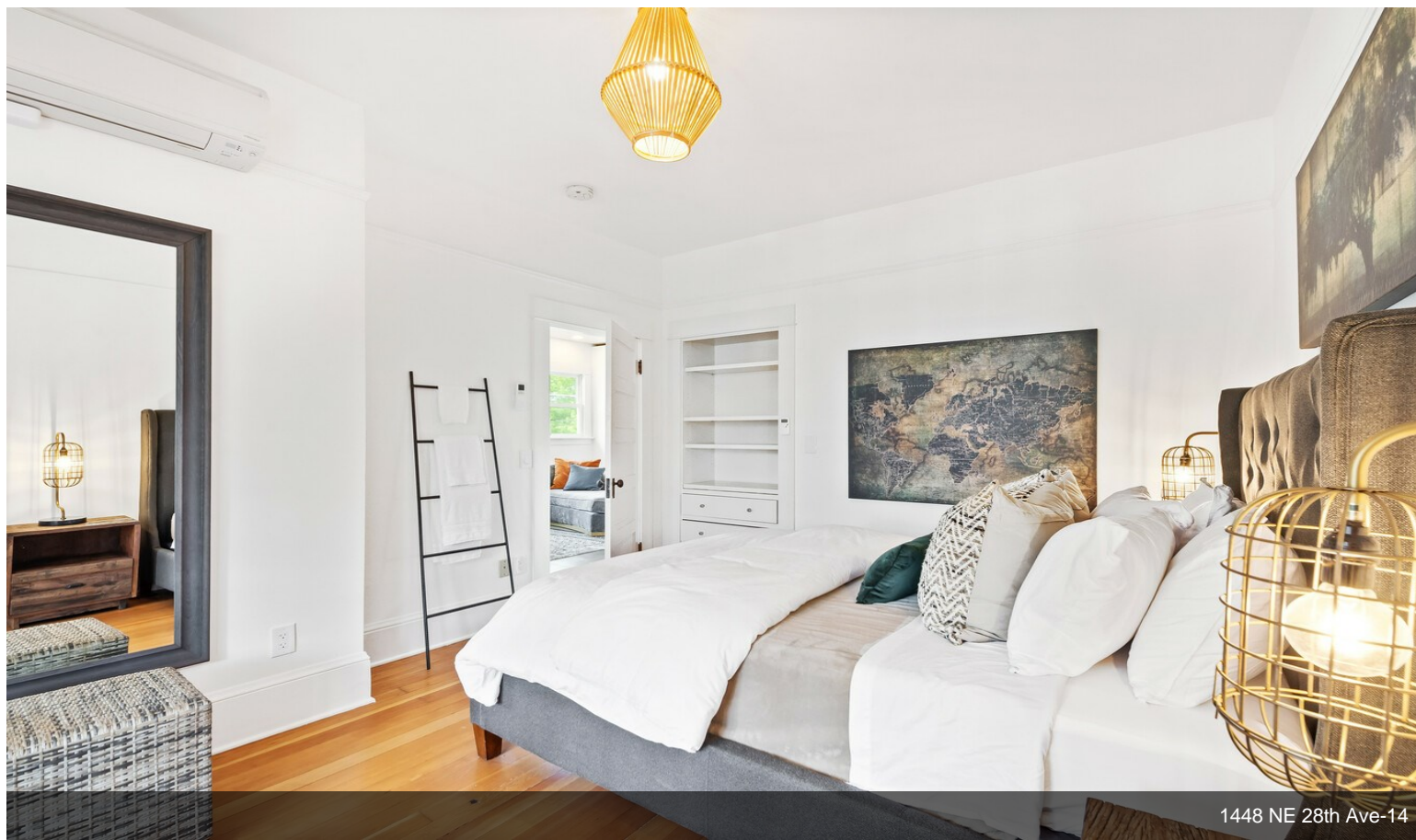


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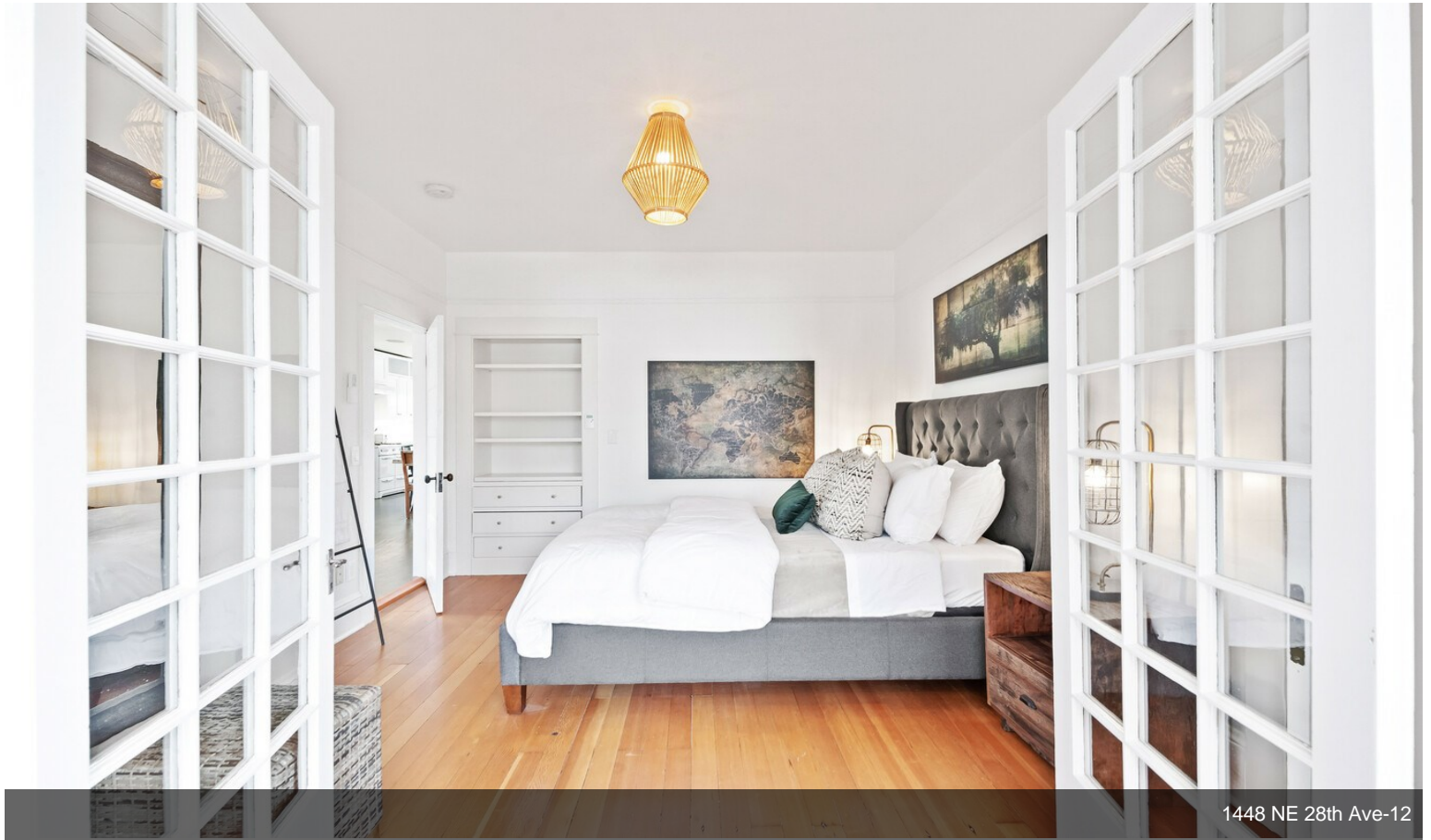


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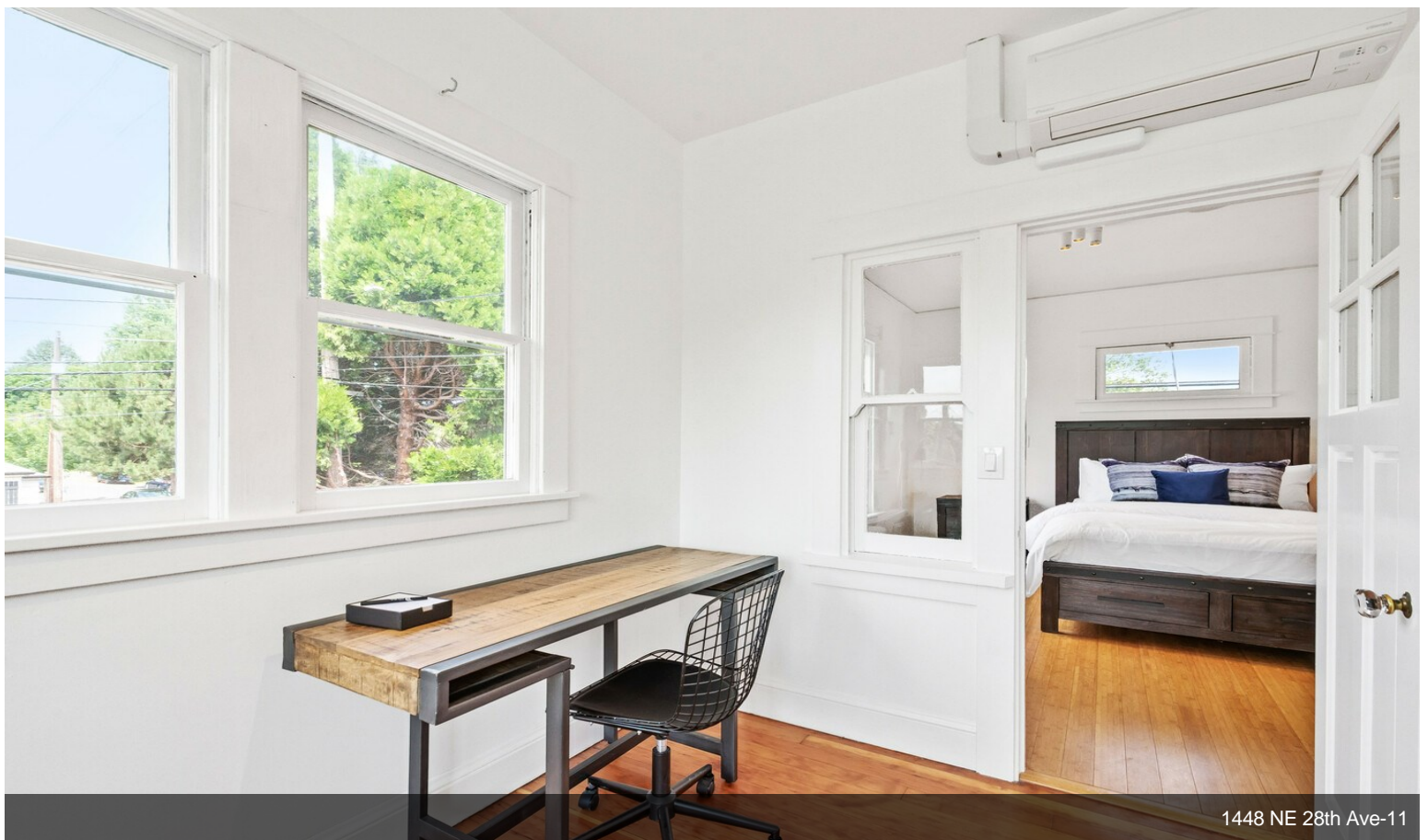
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1448 NE 28th Ave-12



1448 NE 28th Ave-11

Property Photos



1448 NE 28th Ave-10

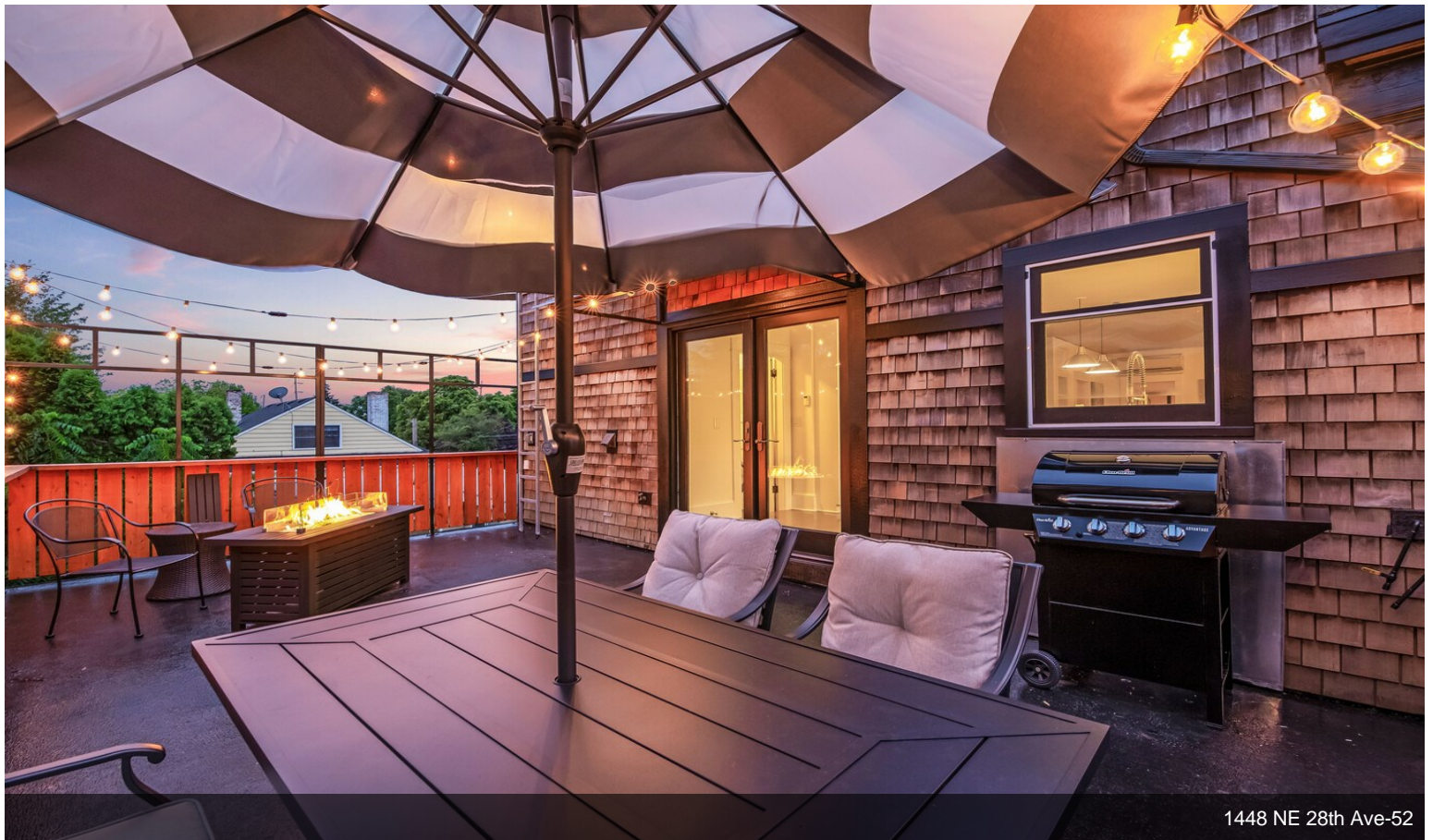


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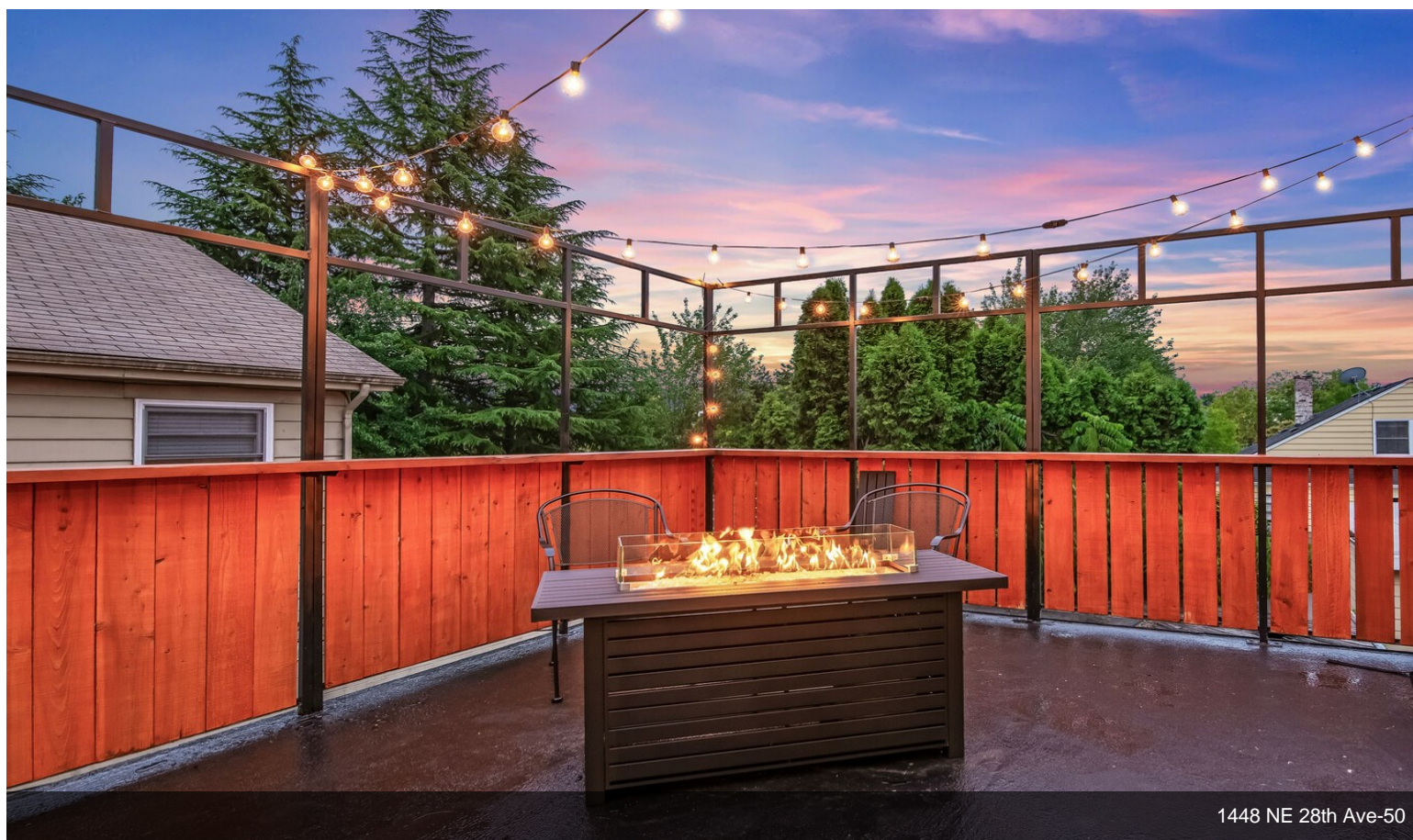


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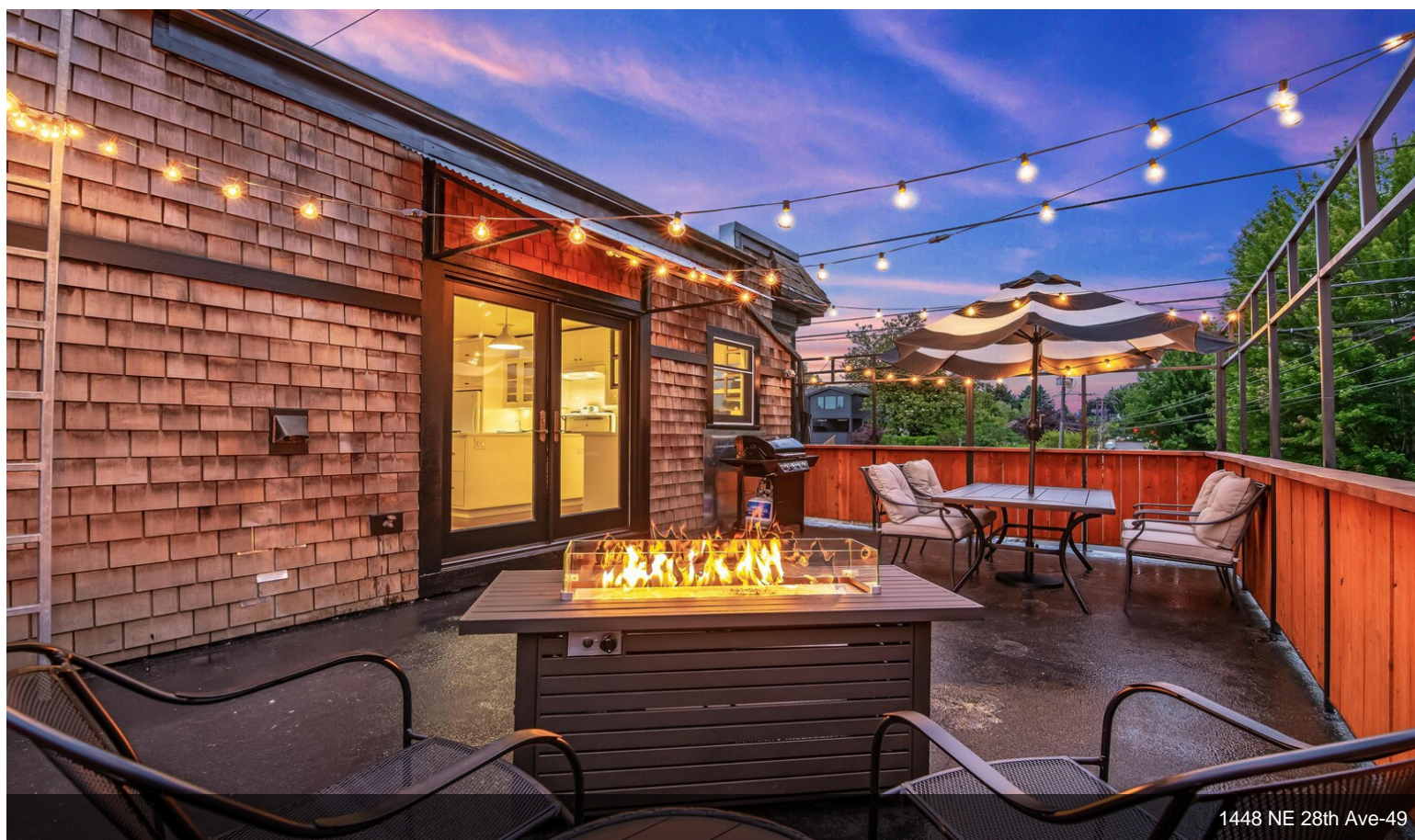


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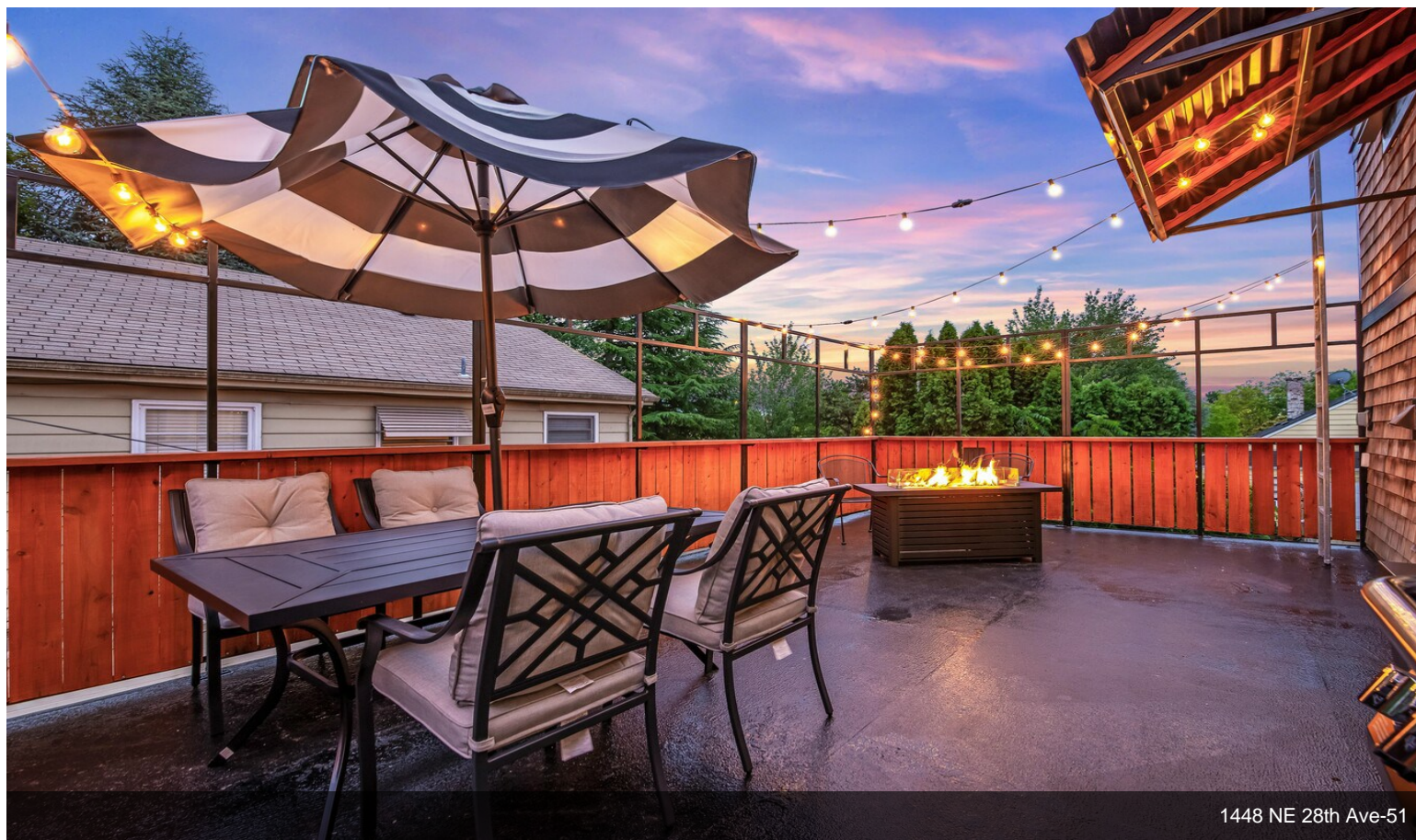


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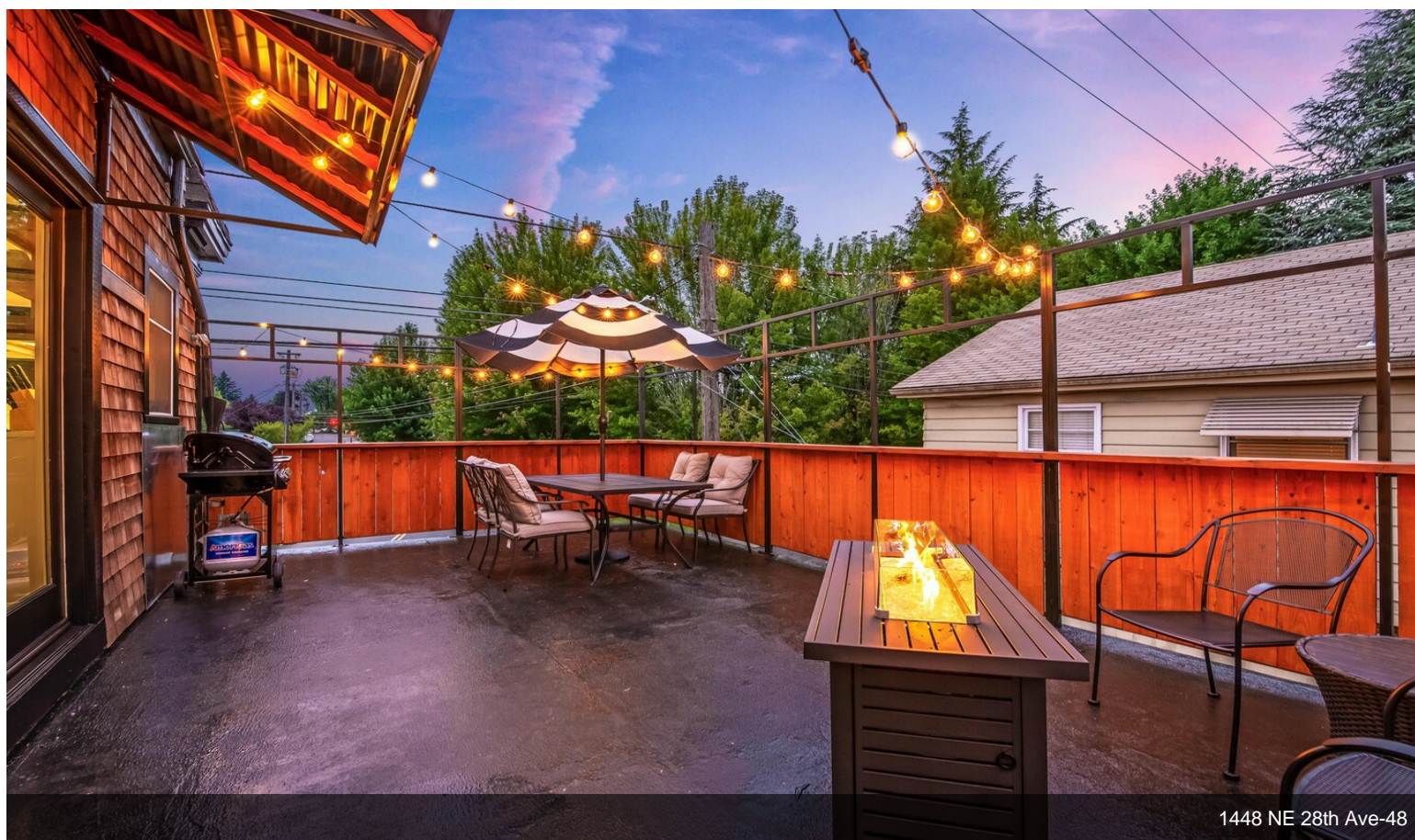


1448 NE 28th Ave-49

Property Photos



1448 NE 28th Ave-51

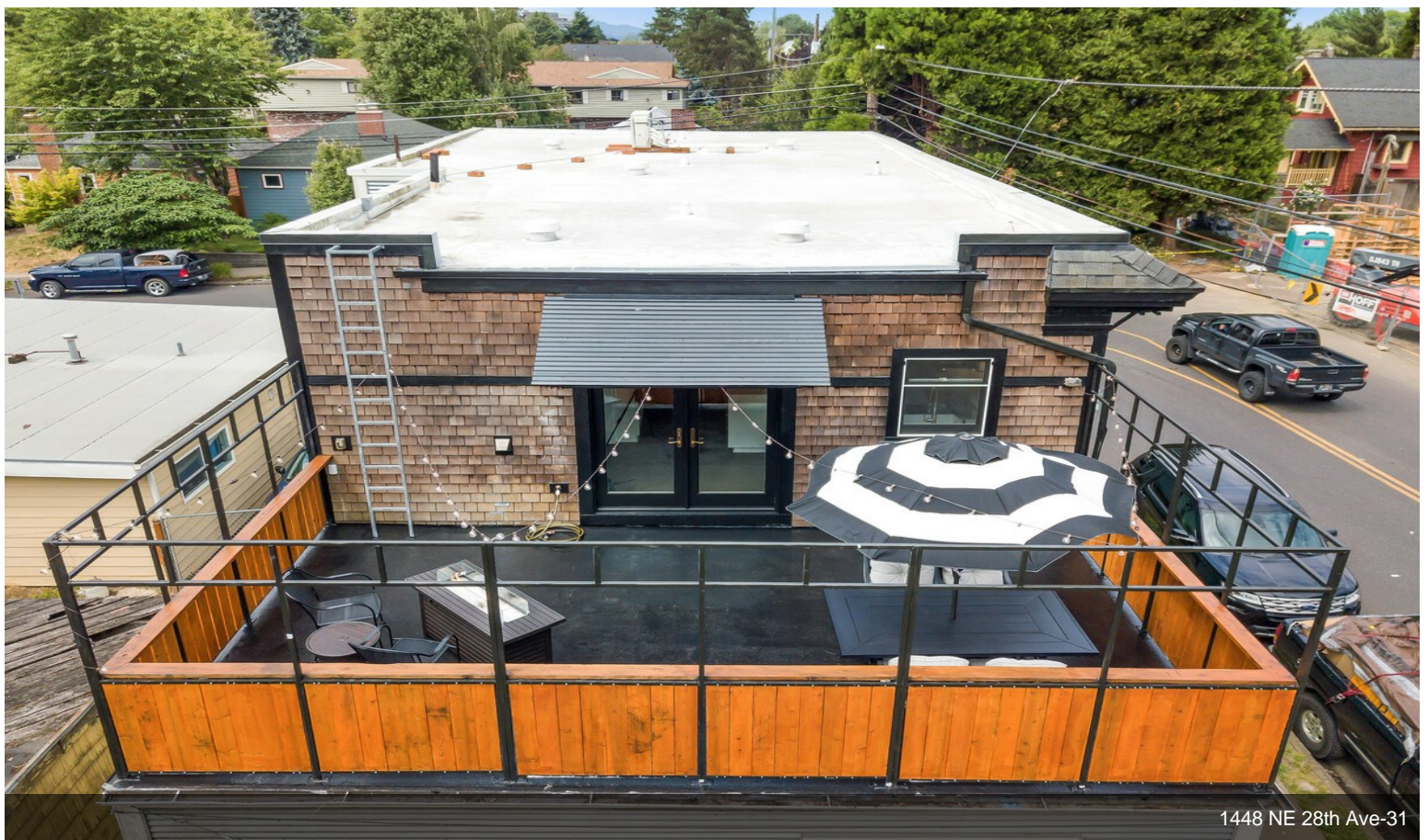


1448 NE 28th Ave-48

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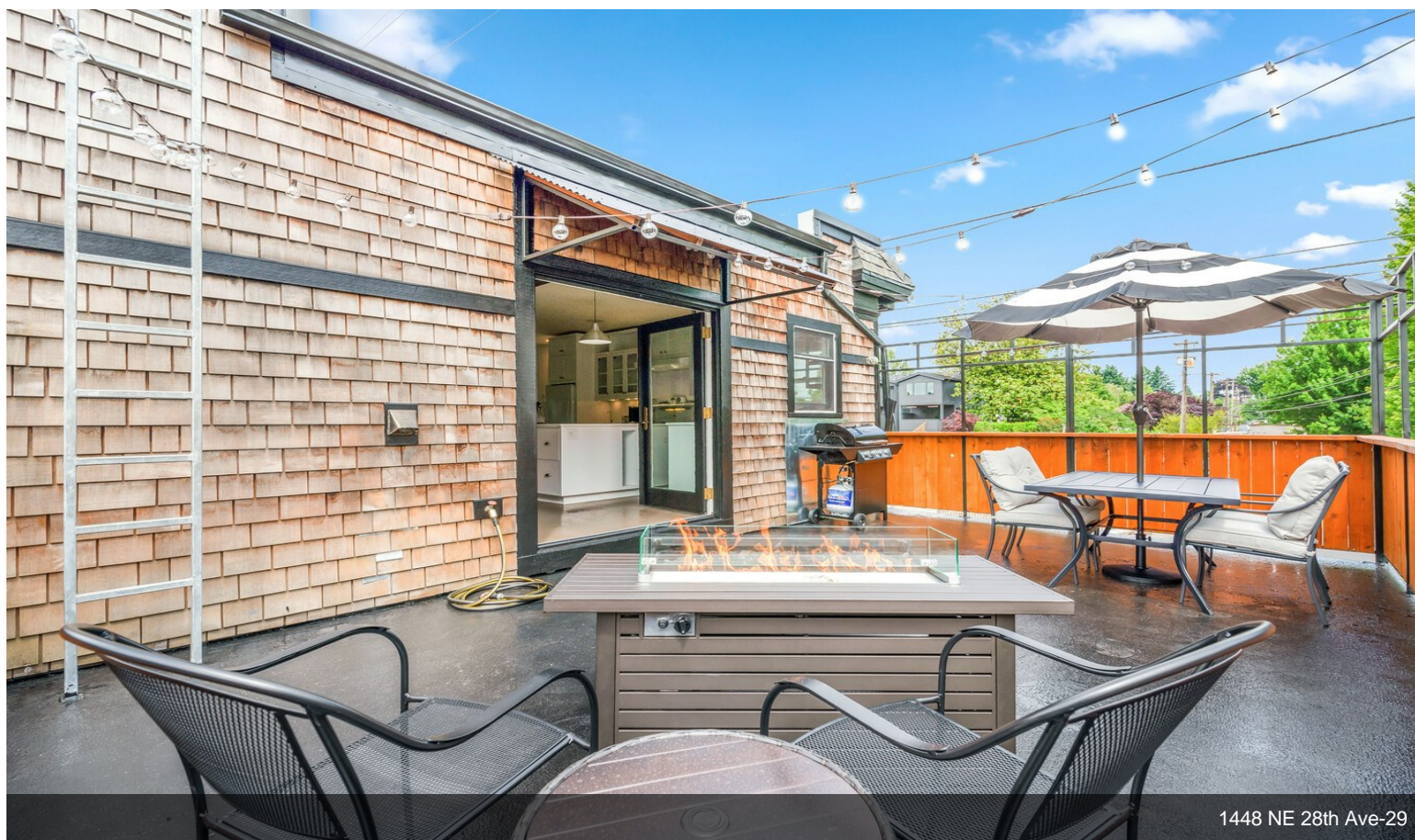
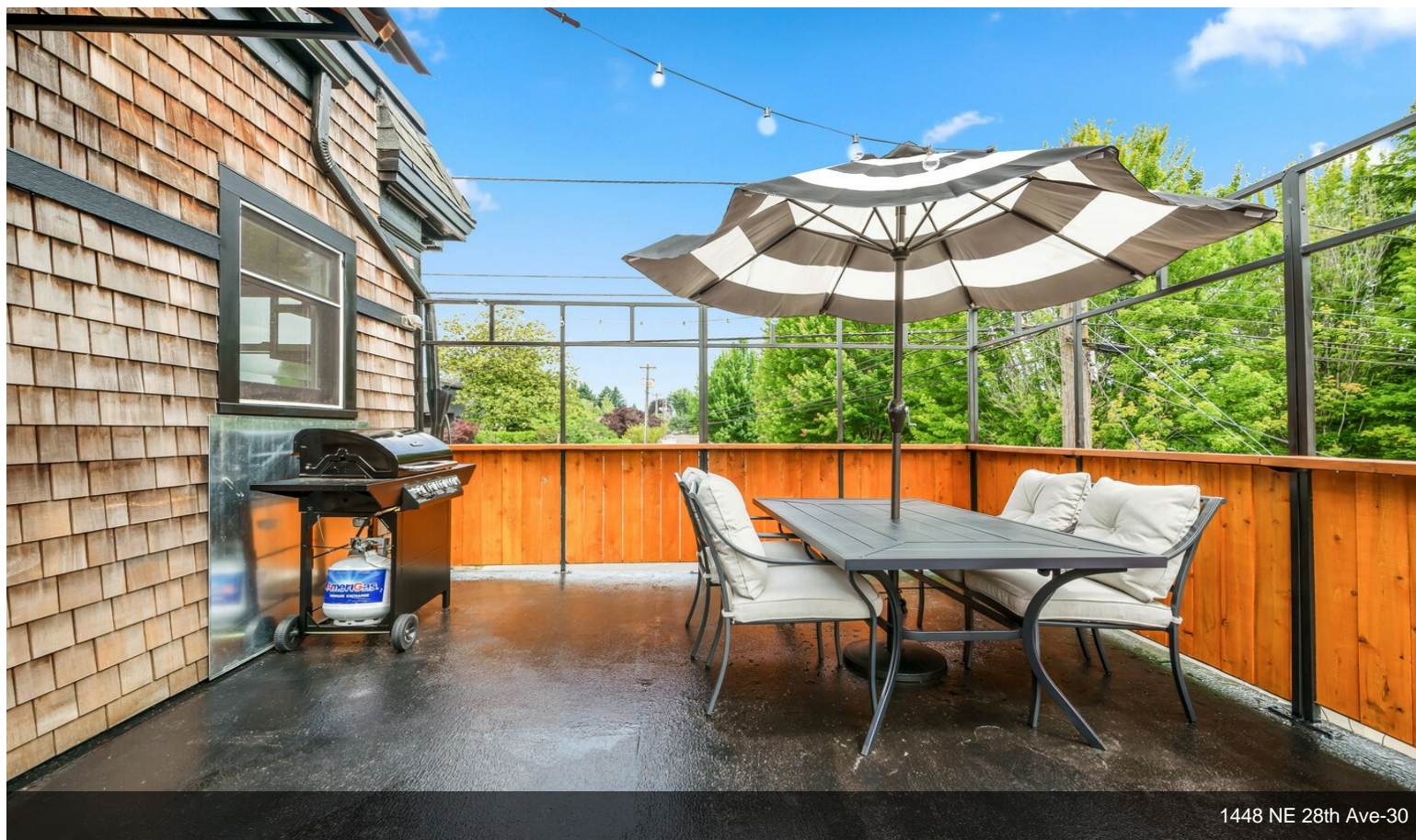


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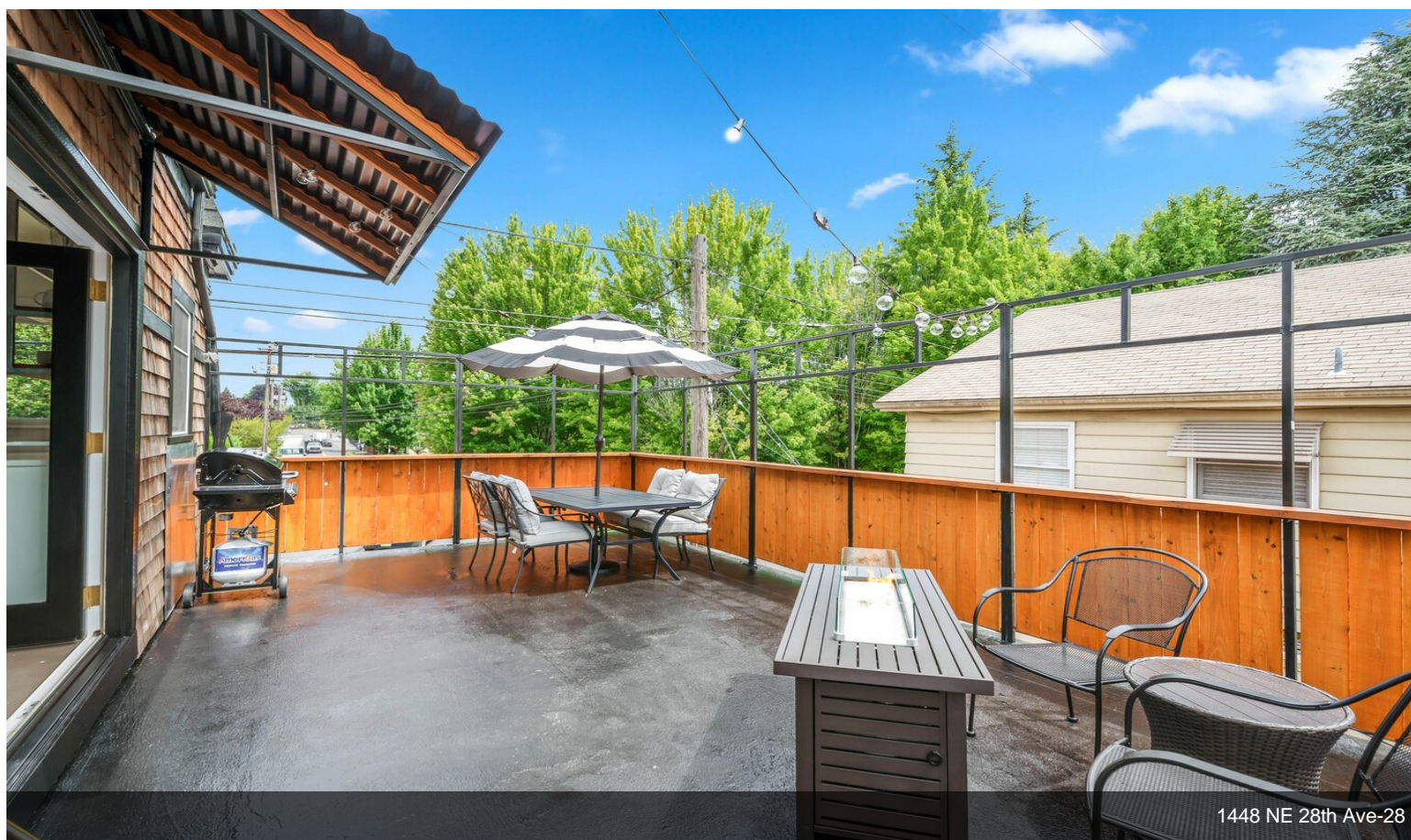


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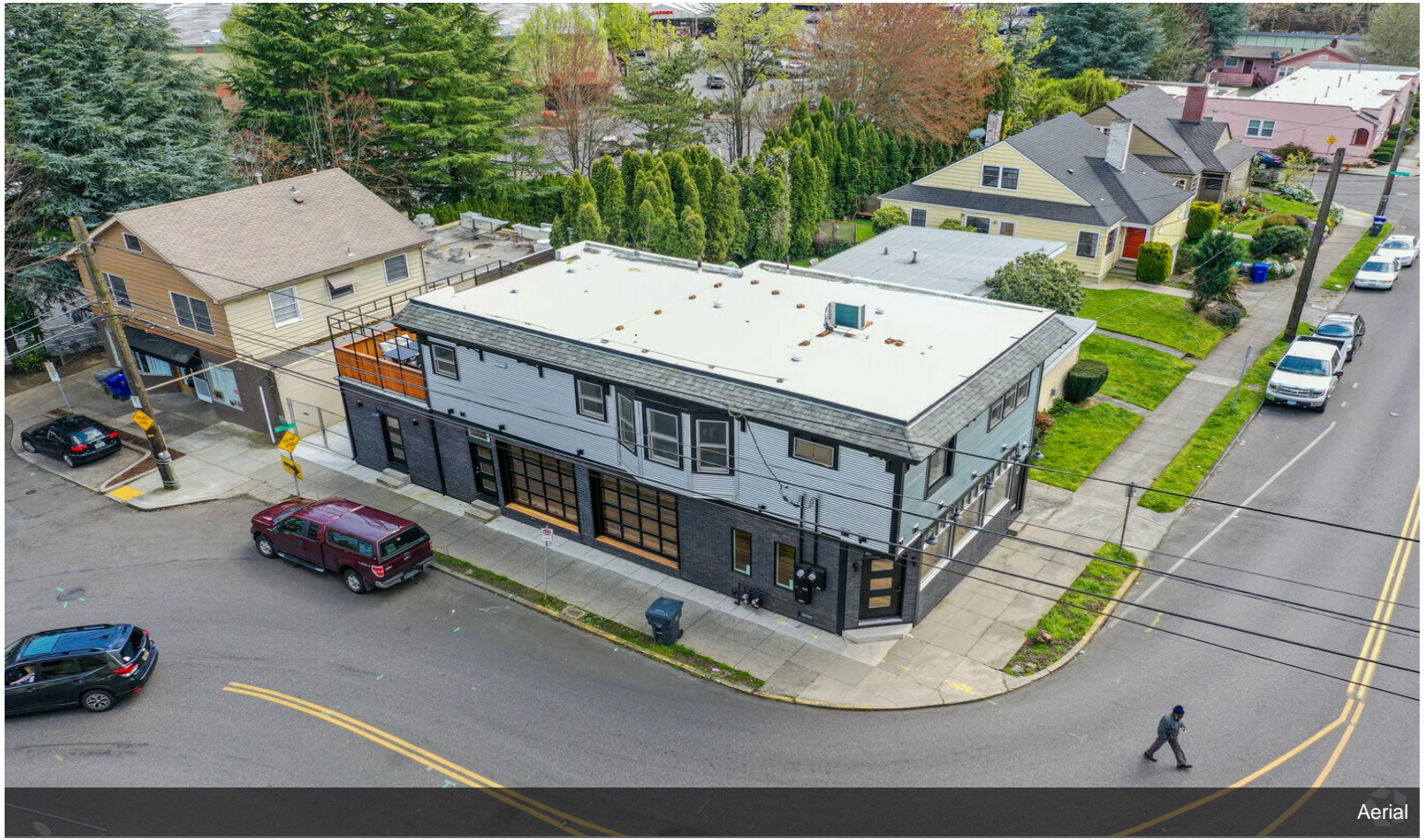
Property Photos



Property Photos



Property Photos



Aerial



Building Photo