

# For Sale: Close-In SE Flex

1634 SE BROOKLYN ST, PORTLAND, OR 97202



## PROPERTY DESCRIPTION

Hard to find small close-in SE warehouse/flex building with off-street parking. The building consists of approximately 1,000 square feet of warehouse/shop space and 1,000 square feet of office. The building is currently leased through April 30, 2026. The lease is NNN in structure, with tenant paying \$3,277/month + NNN with a 3% base rent increase May 1, 2025. This offering presents an opportunity for an owner-occupant to secure a building for future occupancy and offset their mortgage while they wait to occupy.

## PROPERTY HIGHLIGHTS

- Hard to find small warehouse / flex space close-in SE
- Easy access to I-5, I-84 and west side of Portland
- Small fenced yard area
- 6 off-street parking spaces in building parking lot
- 2 grade level loading doors

## OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	5,497 SF
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	625	2,498	9,393
Total Population	1,395	5,422	19,477
Average HH Income	\$125,608	\$129,982	\$131,352

## JOHN BRANDHORST

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



# Additional Photos

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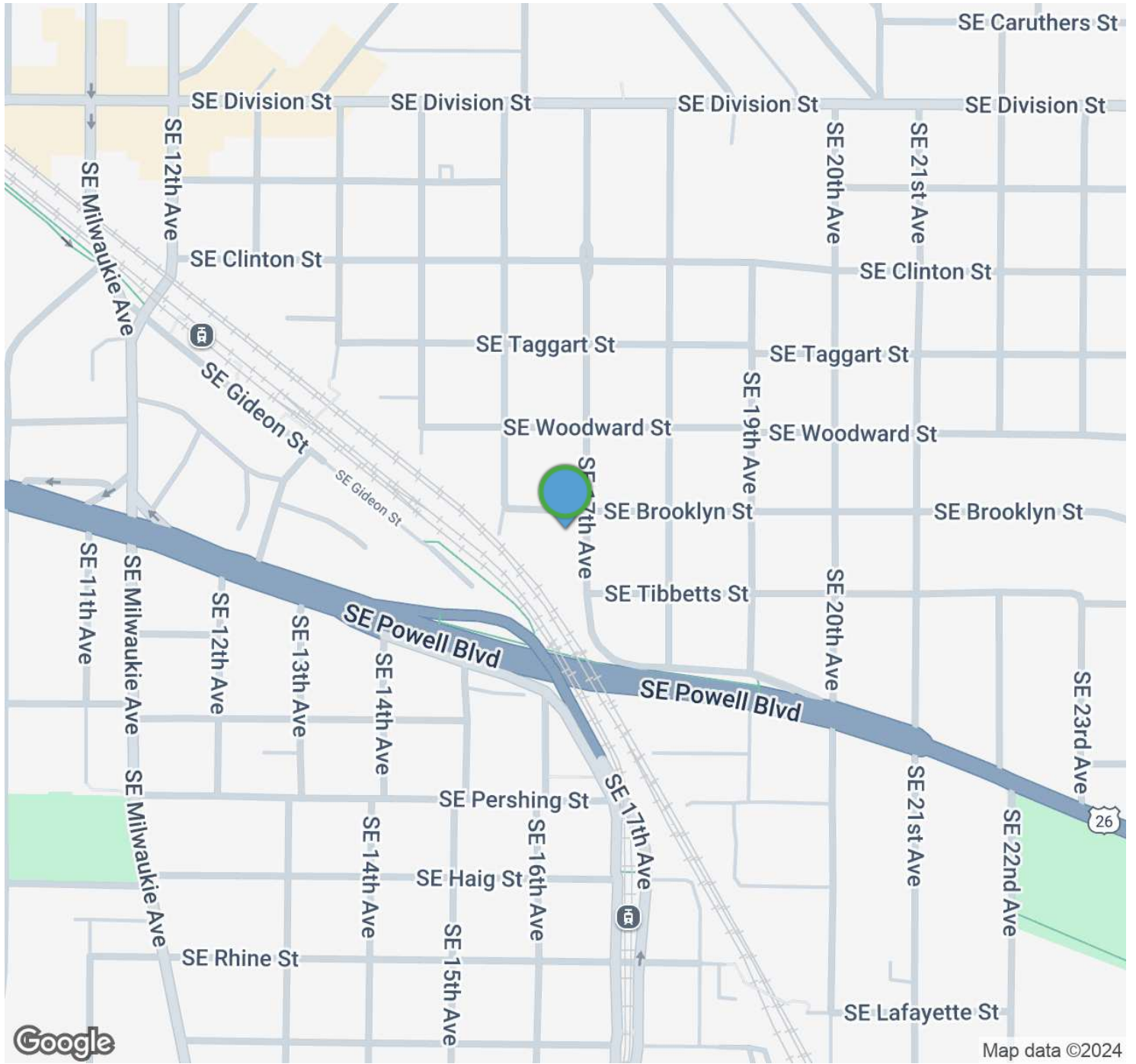
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# Location Map

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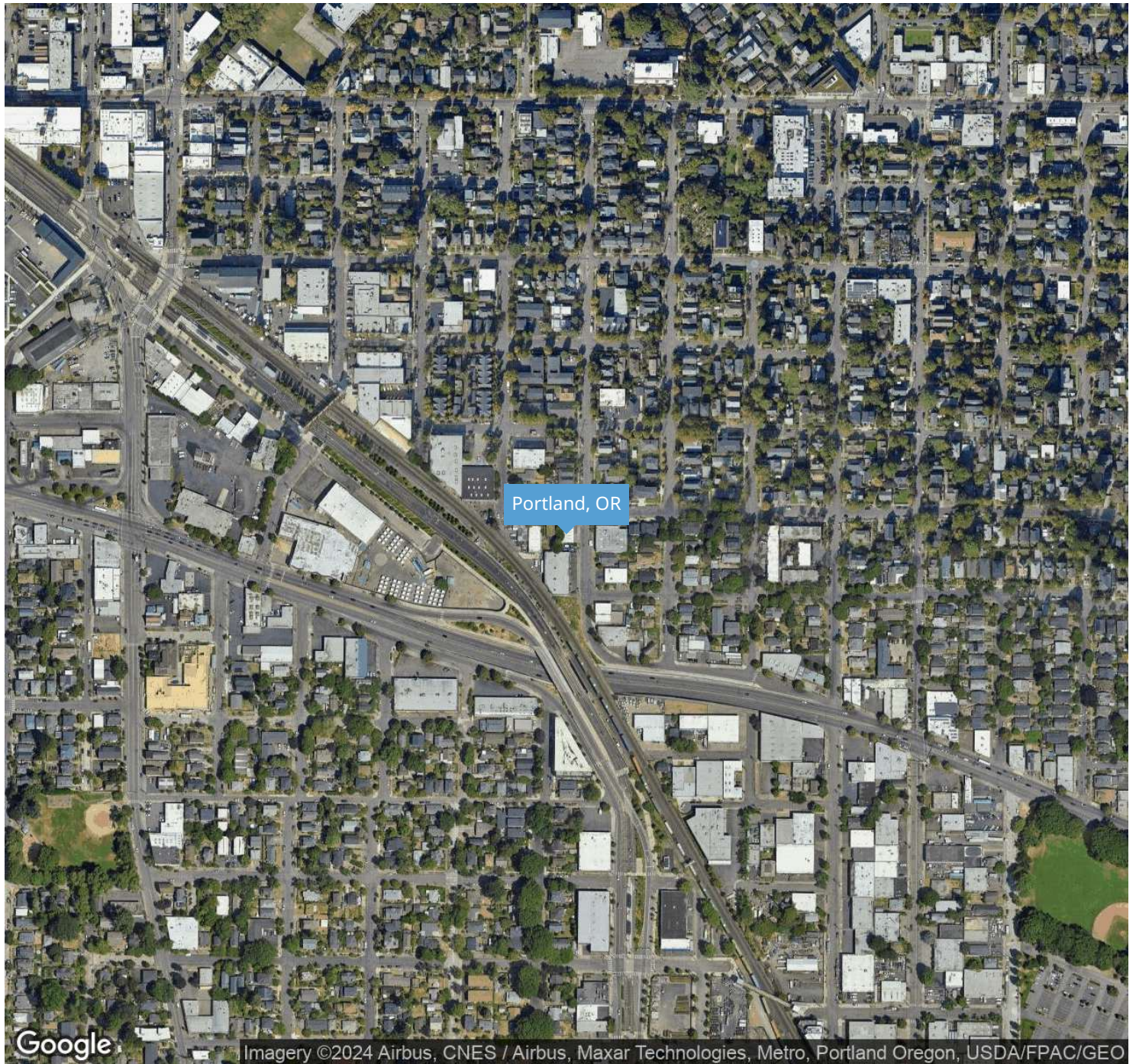
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# Regional Map

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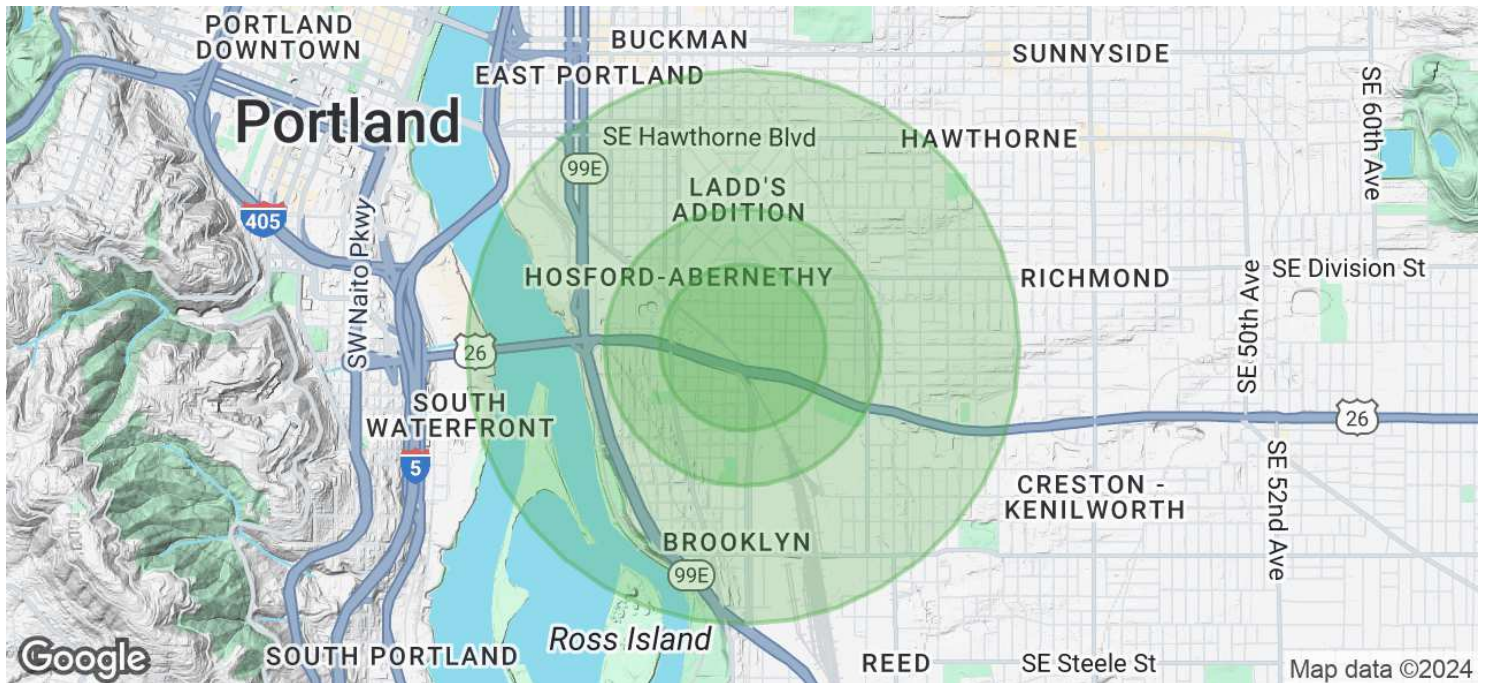
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# Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,395	5,422	19,477
Average Age	39	40	40
Average Age (Male)	39	40	40
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	625	2,498	9,393
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$125,608	\$129,982	\$131,352
Average House Value	\$740,240	\$807,731	\$799,958

Demographics data derived from AlphaMap

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