



MULTIFAMILY INVESTMENT OPPORTUNITY

1414 SE Lambert Street | Portland, OR

**\$925,000
\$154,000/unit**

Property Overview

- **Historic 6-unit multifamily building** – built 1907 with classic charm and strong rental demand.
- **Total Units:** 6 – ideal for investors or owner-users expanding a rental portfolio.
- **Amenities:** Private storage closets, coin-op laundry, shared yard space, hardwood flooring, shared laundry, and storage included.

Prime Sellwood-Moreland Location

- **Walkable, lively neighborhood:** Enjoy boutique shopping, local eateries, coffee shops, and more just blocks away.*
- **Outstanding walkability:** Walk Score ~95 – a walker's paradise.
- **Bike Friendly:** Excellent bike access and connectivity near Springwater Corridor.
- **Excellent access to public transit and local main streets**

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LAMBERT 6-PLEX

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\$925,000

\$154,000 /Unit

Net Rentable Area	3,348 SF
Gross Building Area	4,348 SF (includes basement)
Land Size	0.11 Acres / 4,792 SF
Parcel Number	R219342
Year Built	1907
Number of Units	6
Number of Buildings	1
Average Unit Size	558 SF
Price Per Unit	\$154,000/unit
Construction	Wood Frame
Style	Garden Court
Roofing	Pitched Composition Asphalt
Plumbing	Original
Basement	1,000 SF (includes storage lockers and washer/dryer)



RENT ROLL & PROPERTY HIGHLIGHTS

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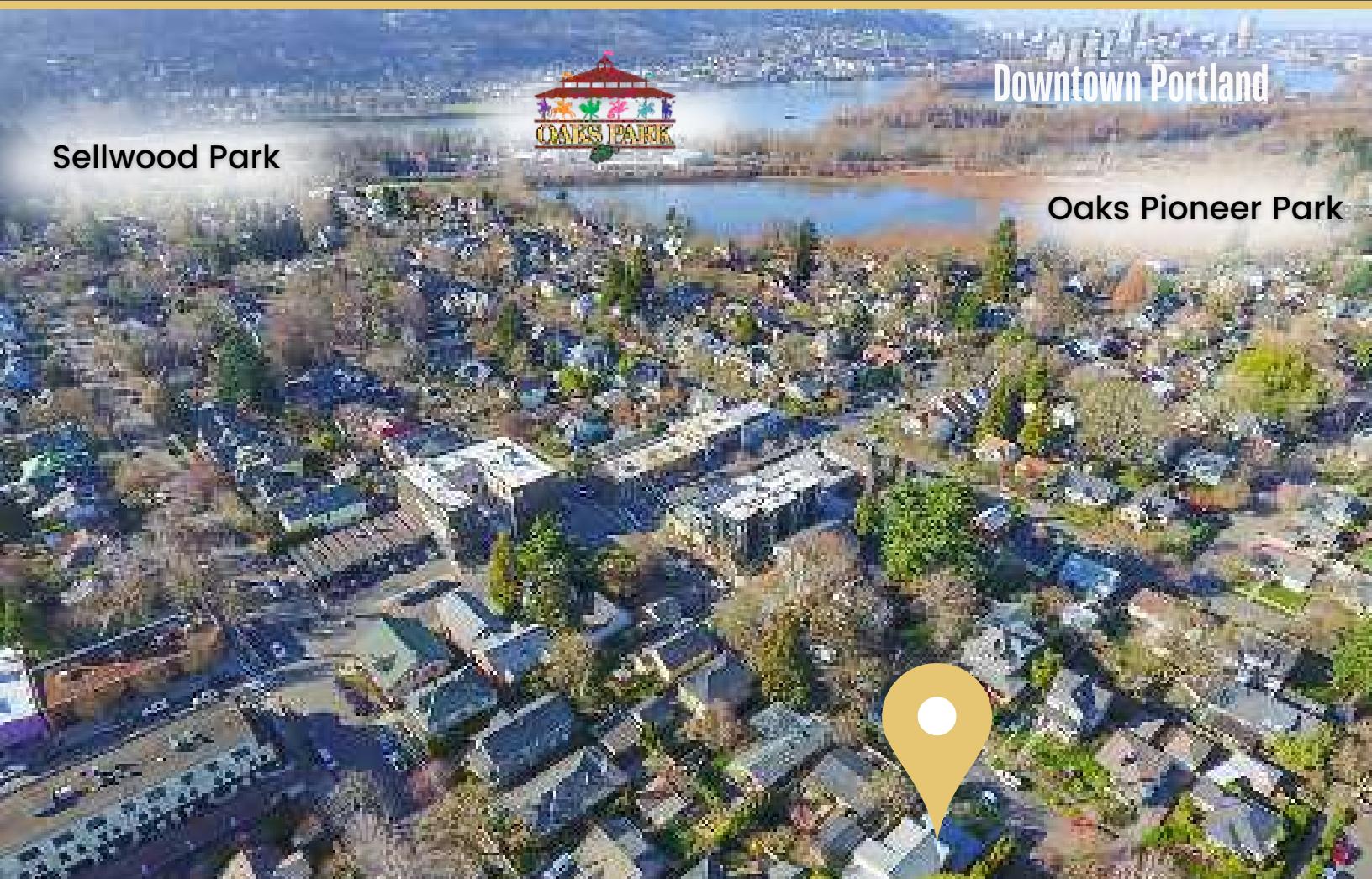
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Number of units	Type	Approx. Sq. Ft	Current Rent	Current \$/SF	Monthly
4	1 Bedroom 1 Bath	475	\$1,104	\$2.32	\$4,416
	2 Bedroom 1 Bath	724	\$1,210	\$1.67	\$2,420
6		558	\$1,139	\$2.04	\$6,836



SELLWOOD: Portland's Ideal Blend of Charm, Access & Growth



- **Prime Location & Access:** Just minutes from Downtown Portland by car, bike, or public transit (MAX light rail & bus lines). This excellent connectivity appeals to renters who seek a quieter neighborhood without sacrificing proximity to the urban core.
- **Charming & Walkable:** A unique mix of historic homes, modern amenities, and walkable streets with local shops, cafes, and restaurants. Renters appreciate the authentic, small-town feel balanced with the area's ongoing urban renewal.
- **Parks & Green Spaces:** Near Sellwood Park and the Willamette River, offering trails and outdoor recreation. The proximity to Oaks Bottom Wildlife Refuge and other green spaces makes it a prime choice for renters who value easy access to nature.
- **Community & Amenities:** Vibrant retail and dining scene, strong local community, and top-rated schools—all appealing to renters and multifamily developers. This neighborhood pride and cohesive atmosphere boost tenant retention and long-term value.
- **Zoning & Growth:** Development-friendly zoning supports multifamily and mixed-use projects. The area's steady growth and redevelopment efforts continue to drive rental demand and create new investment opportunities.