



Rare, Owner-User Warehouse For Sale

PORTLAND, OR



OFFERING MEMORANDUM

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RARE, OWNER-USER WAREHOUSE FOR SALE

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Property Summary



PROPERTY DESCRIPTION

9819 Southeast Foster Road presents an opportunity to acquire a multi function building. The open space layout lends itself to many uses such as auto storage, auto repair, property management storage, warehousing, distribution, light manufacturing, or contractor use, with the flexibility investors seek in a durable industrial holding. It has been completely rehabbed. New paint inside and out, new sheetrock and insulation, new bathroom, new HVAC, new ROOF, new Three Phase Electric. and mini split system upstairs in office. This is an appealing option for an owner-user or investor looking for a property with broad industrial appeal and adaptable future potential.

PROPERTY HIGHLIGHTS

- Industrial property suitable for owner-user or investment strategies
- Flexible layout for warehouse, distribution, or light manufacturing
- Efficient footprint supports productive operational use

OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	0.23 Acres
Building Size:	4,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	471	1,790	6,804
Total Population	1,322	4,938	18,418
Average HH Income	\$93,004	\$93,831	\$95,354



Property Description



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LOCATION DESCRIPTION

Located in Southeast Portland, this area offers convenient access to major transportation routes, including I-205 and I-84, making it an ideal location for Industrial/Manufacturing owner users and investors. The proximity to Portland International Airport further enhances the area's logistical advantages.



Property Details

Sale Price

\$725,000

LOCATION INFORMATION

Building Name	Rare, Owner-User Warehouse for Sale
Street Address	9819 Southeast Foster Road
City, State, Zip	Portland, OR 97266
County	Multnomah
Market	Portland MSA
Sub-market	SE Portland
Cross-Streets	Foster/98th Ave

BUILDING INFORMATION

Building Size	4,000 SF
Number of Grade Level Doors	1
Minimum Ceiling Height	10.5 ft
Office Space	800 SF
Number of Floors	2
Year Built	1921
Year Last Renovated	2025

PROPERTY INFORMATION

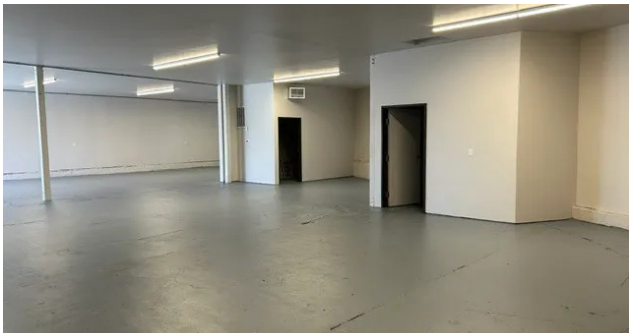
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	LT Industrial
Lot Size	0.23 Acres
APN #	R215644

PARKING & TRANSPORTATION

UTILITIES & AMENITIES



Additional Photos



RARE, OWNER-USER WAREHOUSE FOR SALE

LOCATION INFORMATION

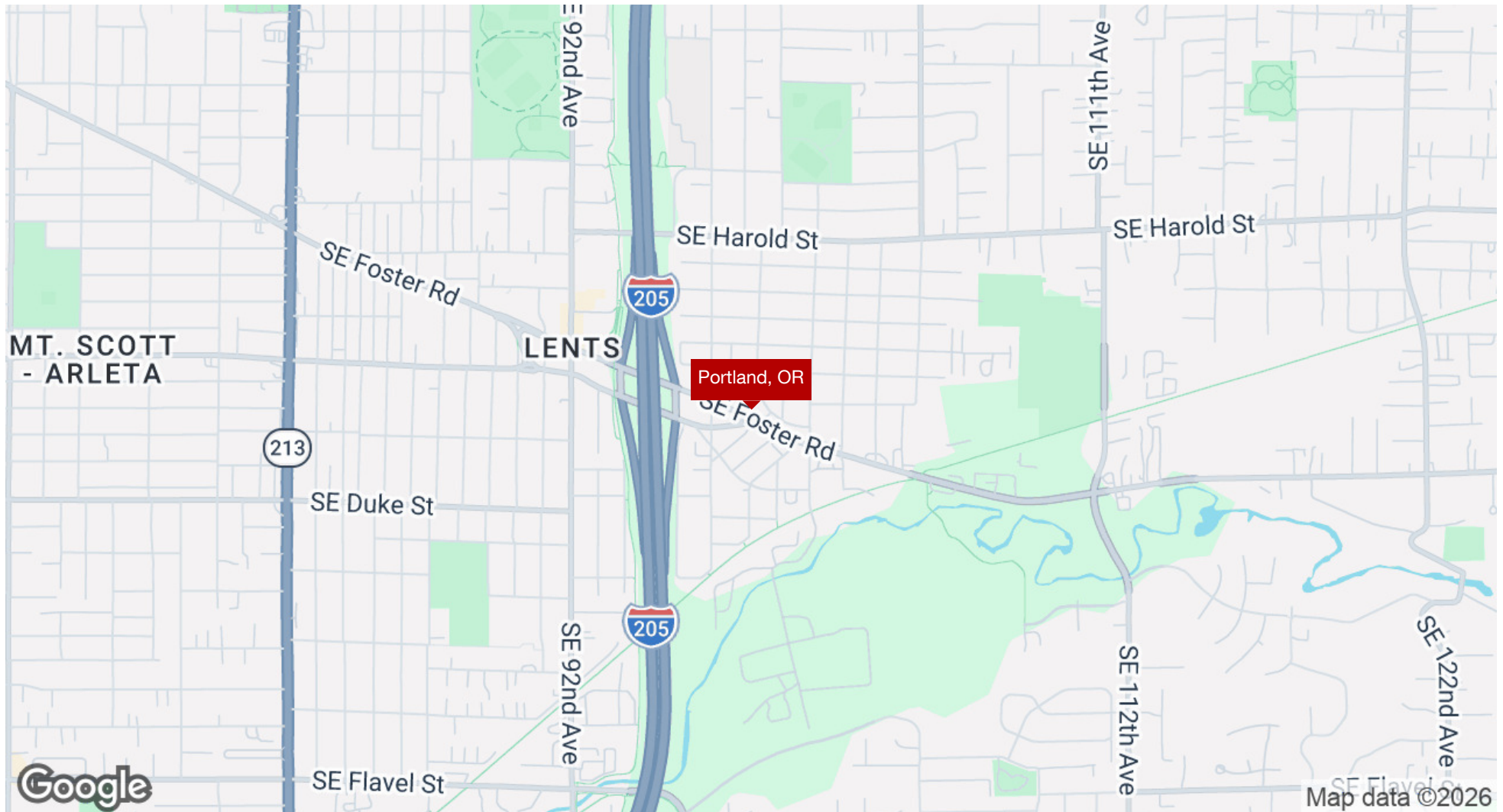
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REGIONAL MAP

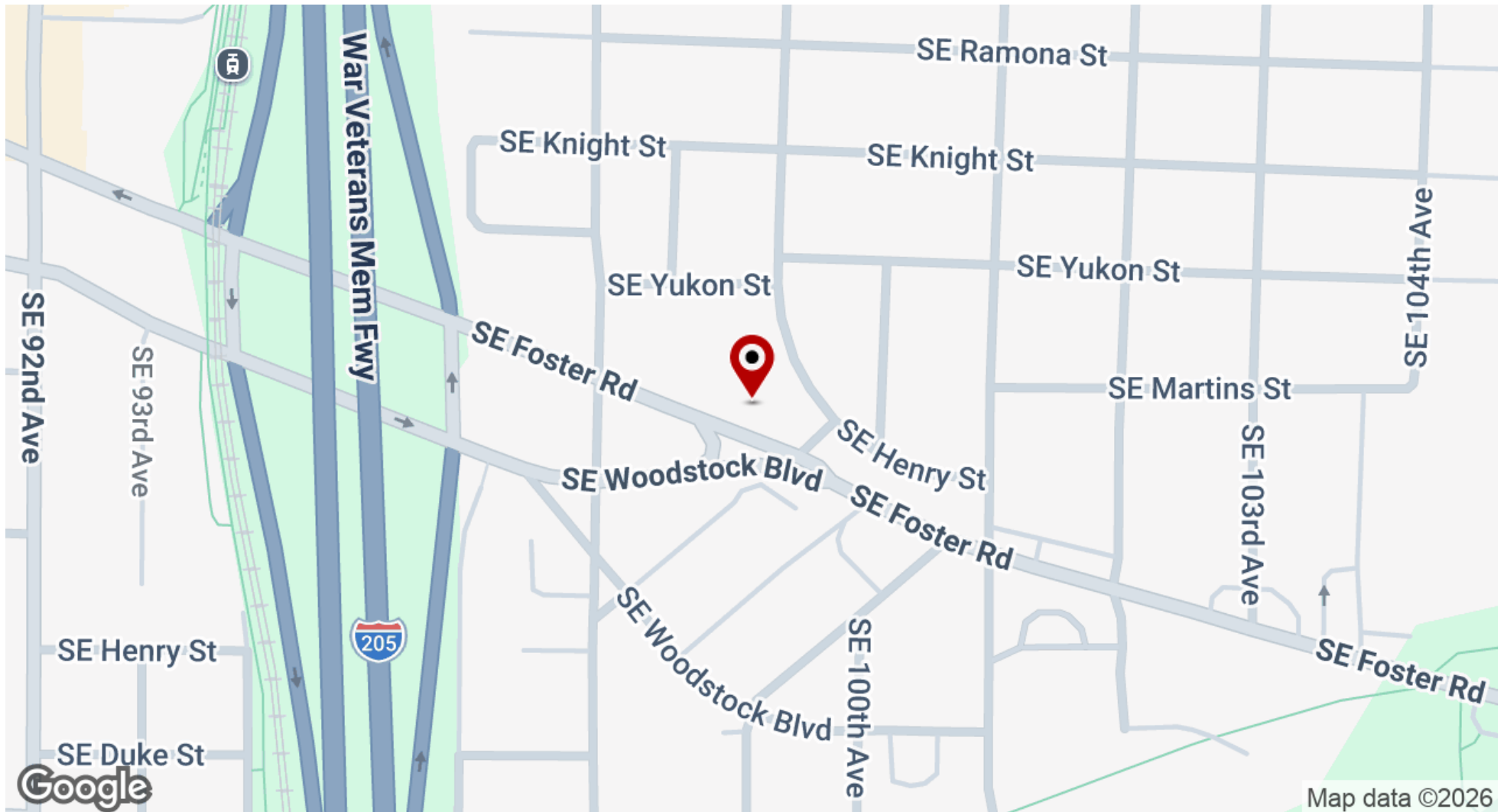
LOCATION MAP

AERIAL MAP

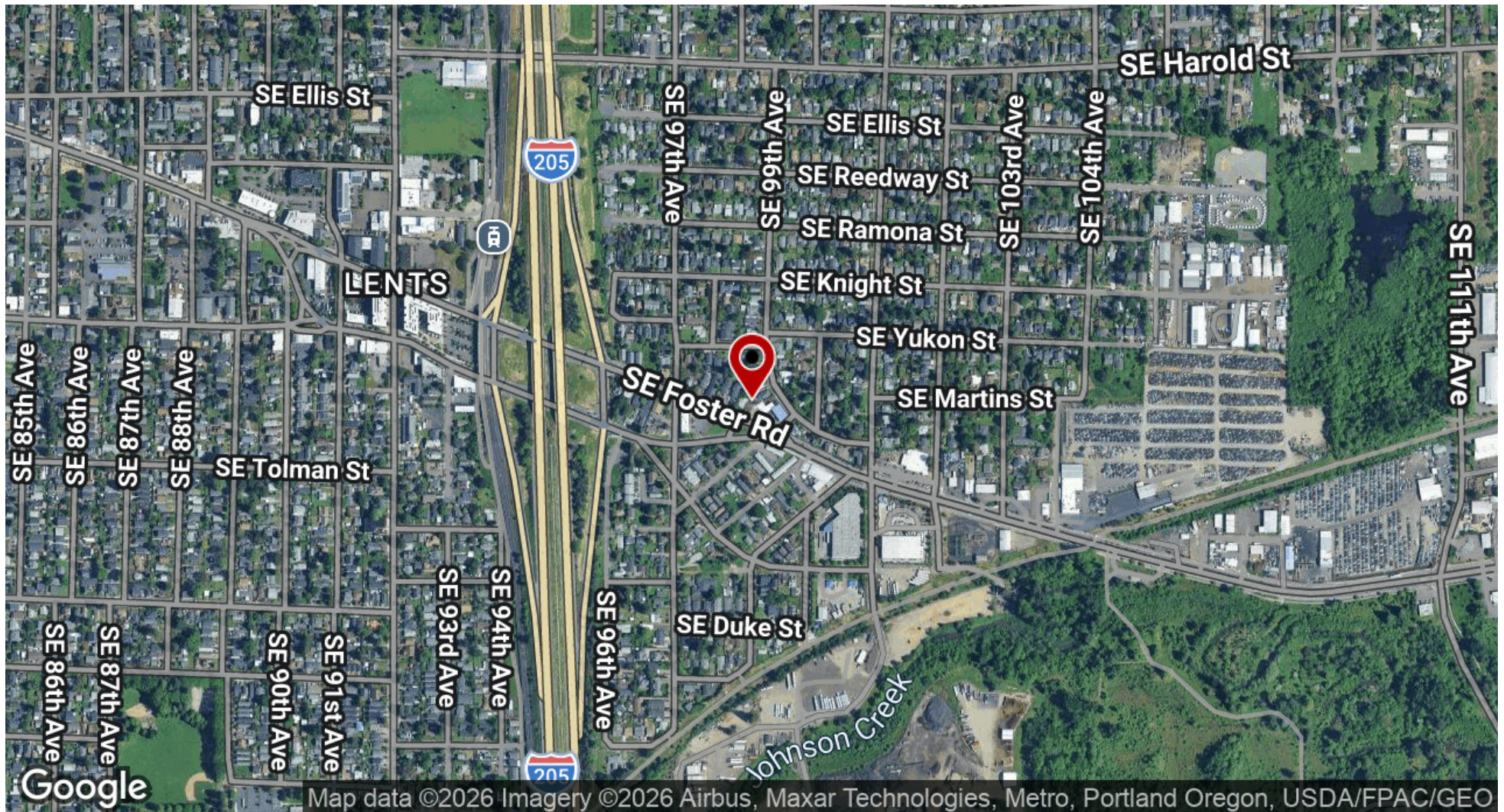
Regional Map



Location Map



Aerial Map



RARE, OWNER-USER WAREHOUSE FOR SALE

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,322	4,938	18,418
Average Age	40.6	37.9	37.2
Average Age (Male)	45.3	40.0	36.9
Average Age (Female)	39.7	38.1	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	471	1,790	6,804
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$93,004	\$93,831	\$95,354
Average House Value	\$466,253	\$486,636	\$472,663

2023 American Community Survey (ACS)

