

728 NE Dekum St
PORTLAND, OR 97211



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FOR SALE



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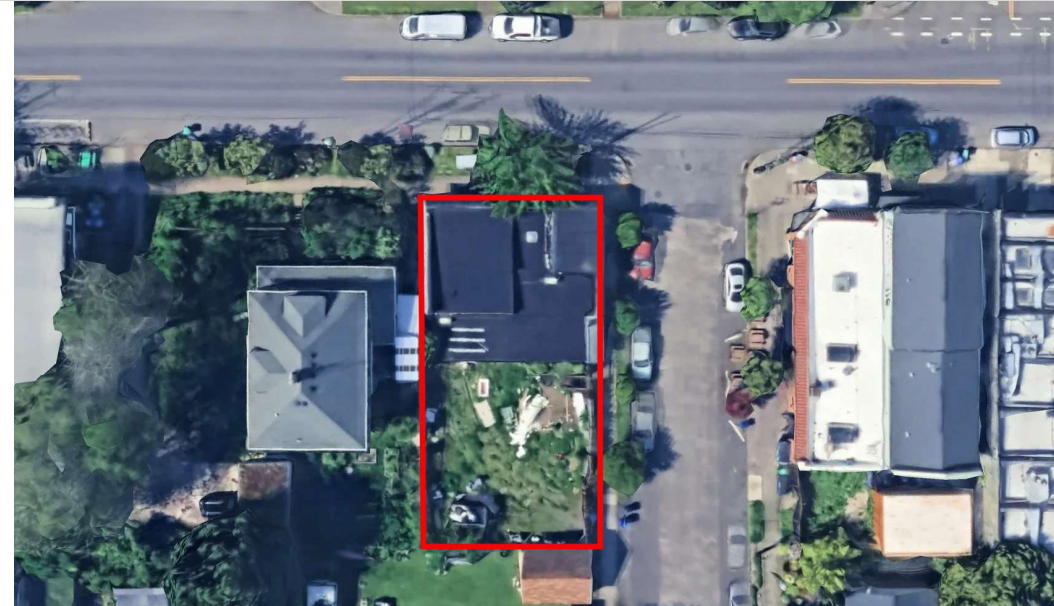
PROPERTY DESCRIPTION

Located at the prominent corner of NE Dekum St and NE 8th Ave in Portland, 728 NE Dekum St is a versatile office building offering a range of opportunities under its Commercial Mixed Use 2 (CM2) zoning. The zoning allows for development up to four stories, providing potential for expansion or redevelopment. Currently, the space is used as a multi-tenant office building with tenants on month to month leases. Continue use as a functional office space, convert to retail, or entertain development opportunity on a corner lot. This CM2 medium-scale zoning designation permits a variety of uses, including retail, office space, residential units, and certain light manufacturing activities, making it ideal for businesses seeking a dynamic and adaptable space.

The building's strategic corner location ensures high visibility and accessibility, benefiting enterprises aiming to establish a strong presence in the vibrant Woodlawn neighborhood.

PROPERTY HIGHLIGHTS

- Prime Corner Location – High-visibility site in Portland's thriving Woodlawn neighborhood.
- Flexible CM2 Zoning – Allows for office, retail, residential, and mixed-use development. Development up to four stories.
- Strong Neighborhood Demand – Surrounded by popular local businesses, restaurants, and residential growth.
- Great Accessibility – Easy access to I-5, public transit, and key Portland corridors.



OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	4,990 SF
Building Size:	2,130 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	766	2,879	8,998
Total Population	1,767	6,742	21,119
Average HH Income	\$127,887	\$130,306	\$126,733

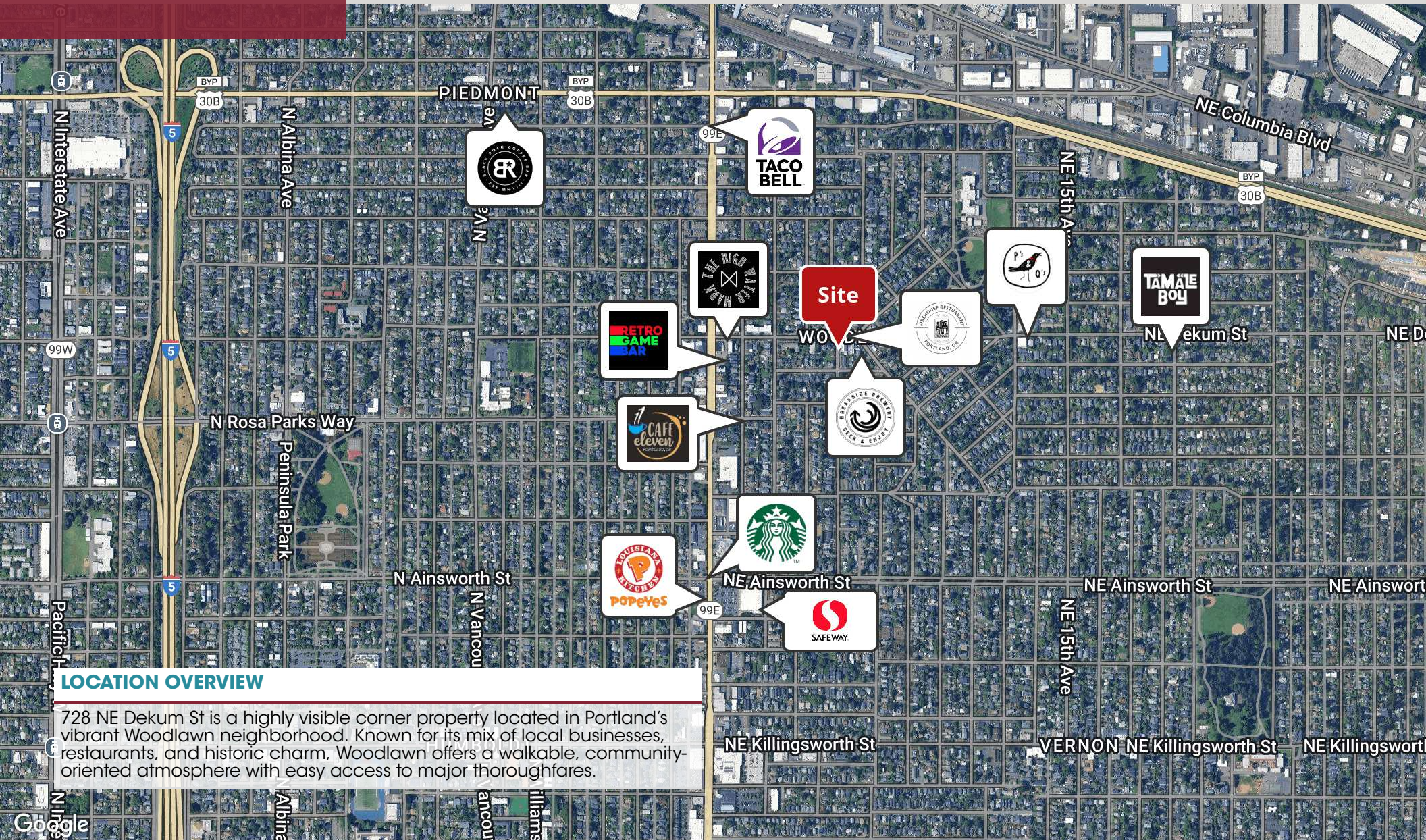


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LOCATION OVERVIEW

728 NE Dekum St is a highly visible corner property located in Portland's vibrant Woodlawn neighborhood. Known for its mix of local businesses, restaurants, and historic charm, Woodlawn offers a walkable, community-oriented atmosphere with easy access to major thoroughfares.



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