

728 NE Dekum St

PORLAND, OR 97211



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**MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

728 NE Dekum St, Portland, OR 97211

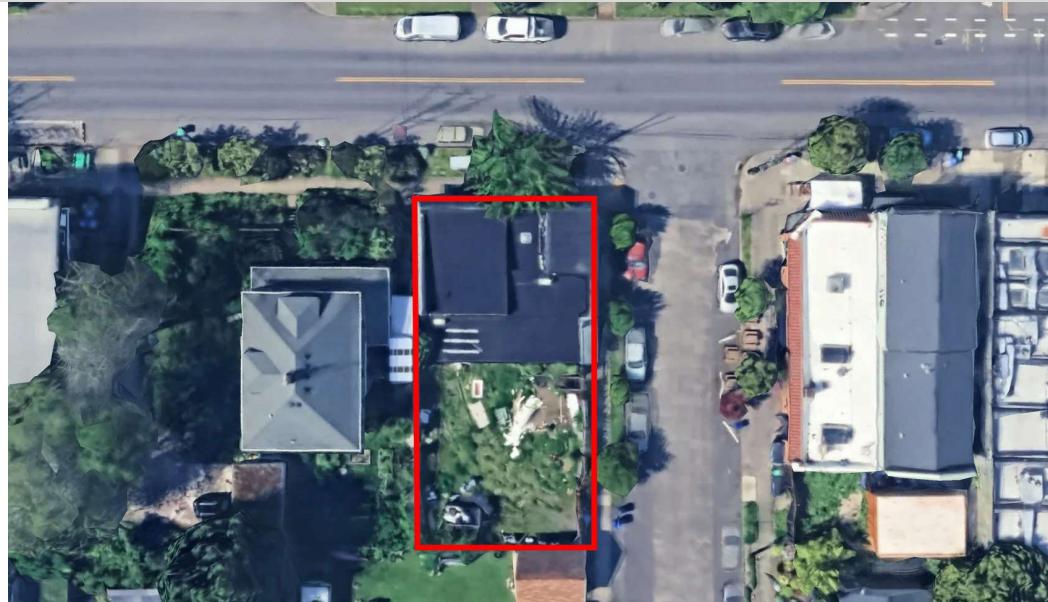
PROPERTY DESCRIPTION

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

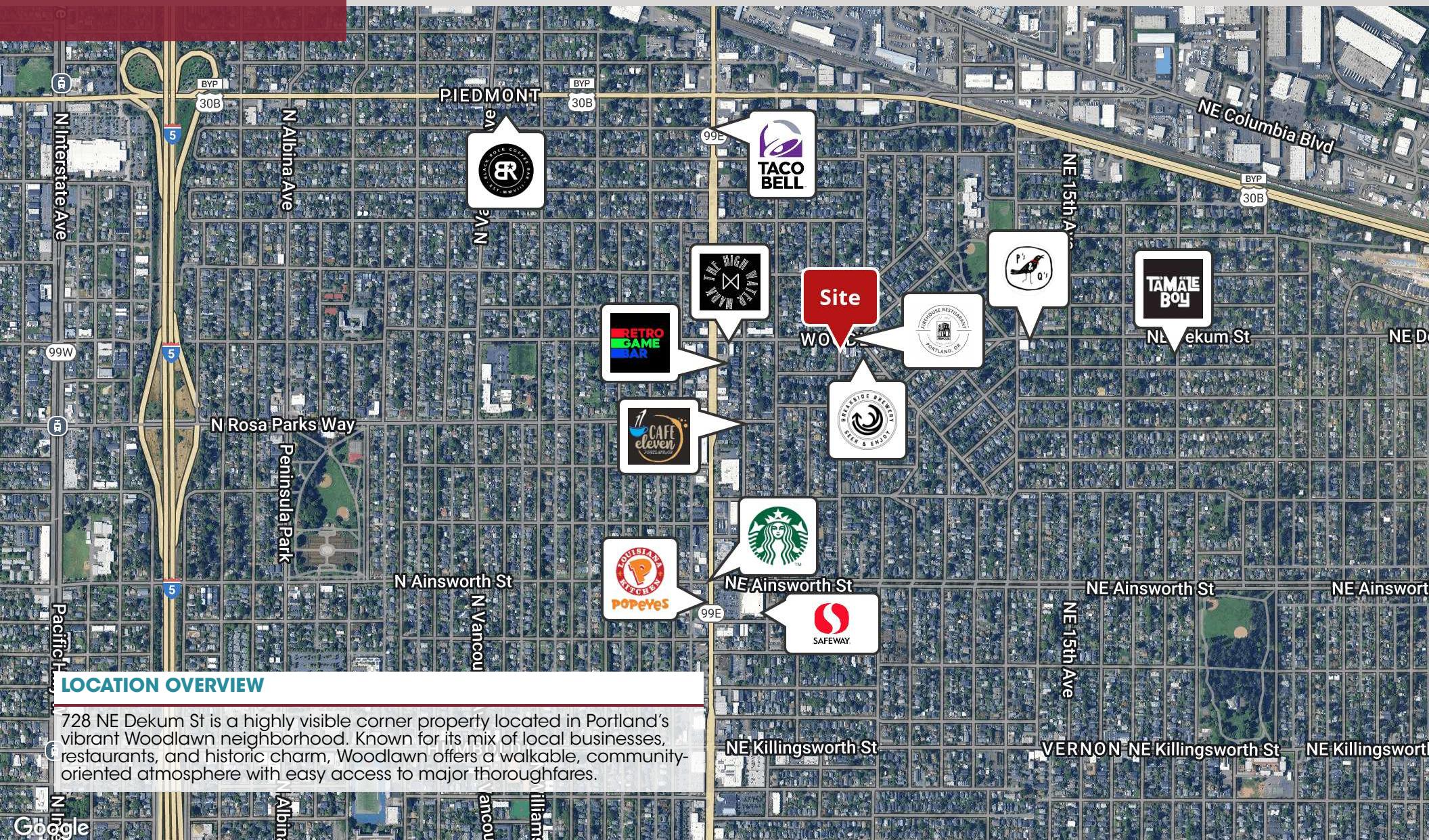


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LOCATION OVERVIEW

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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