



PRICE REDUCED

11131 NE HALSEY ST
PORTLAND, OR 97220

FOR SALE - LEASED INVESTMENT
2 TENANT GATEWAY RETAIL

DO NOT DISTURB TENANTS

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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

LUIS MARTIN DEL CAMPO

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RETAIL PROPERTY OVERVIEW

Sale Price:	\$2,200,000 (\$252 psf) \$1,950,000 (\$223 psf)
Building Size:	± 8,740 SF
Land Size:	3 lots totaling: ± 22,500 SF
Year Built:	1959 (Renov 2018)
Parking:	14 off street parking spaces, on-street parking available on Halsey & Weidler
Zoning:	CM 2
Construction Type:	Masonry
County:	Multnomah



The property is an 8,740 SF Freestanding building with two food production/restaurant/pub tenants including full kitchen buildouts. This offering represents a prime opportunity for an investor to purchase gateway retail center in a prime NE Portland location.

HIGHLIGHTS

Stable Lease Income:	100% leased to longstanding McGillacuddy's Pub paying \$3,835 monthly, lease extends to 7/31/26, they have (1) five-year option to renew. The other space is occupied by the Portland Sandwich Company.
Significant Renovations (2018):	Second generation restaurant space was fully upgraded including plumbing, grease trap, flooring, 4 of 6 HVACs, coolers, freezers, outdoor trash enclosure with drain, roll up door, offices
2 Pylon Signs:	One facing NE Halsey and another facing NE Weidler
Roll Up Door:	On grade leading into small loading warehouse area
Excellent Visibility & Location:	Great access, visibility, and road frontage to both NE Halsey and NE Weidler (over 35,000 cars per day)
Surrounding Retailers & Amenities:	Fred Meyer, Winco Foods, Office Depot, Kohl's, Kaiser Gateway Medical Office, Gateway transit center, MAX station

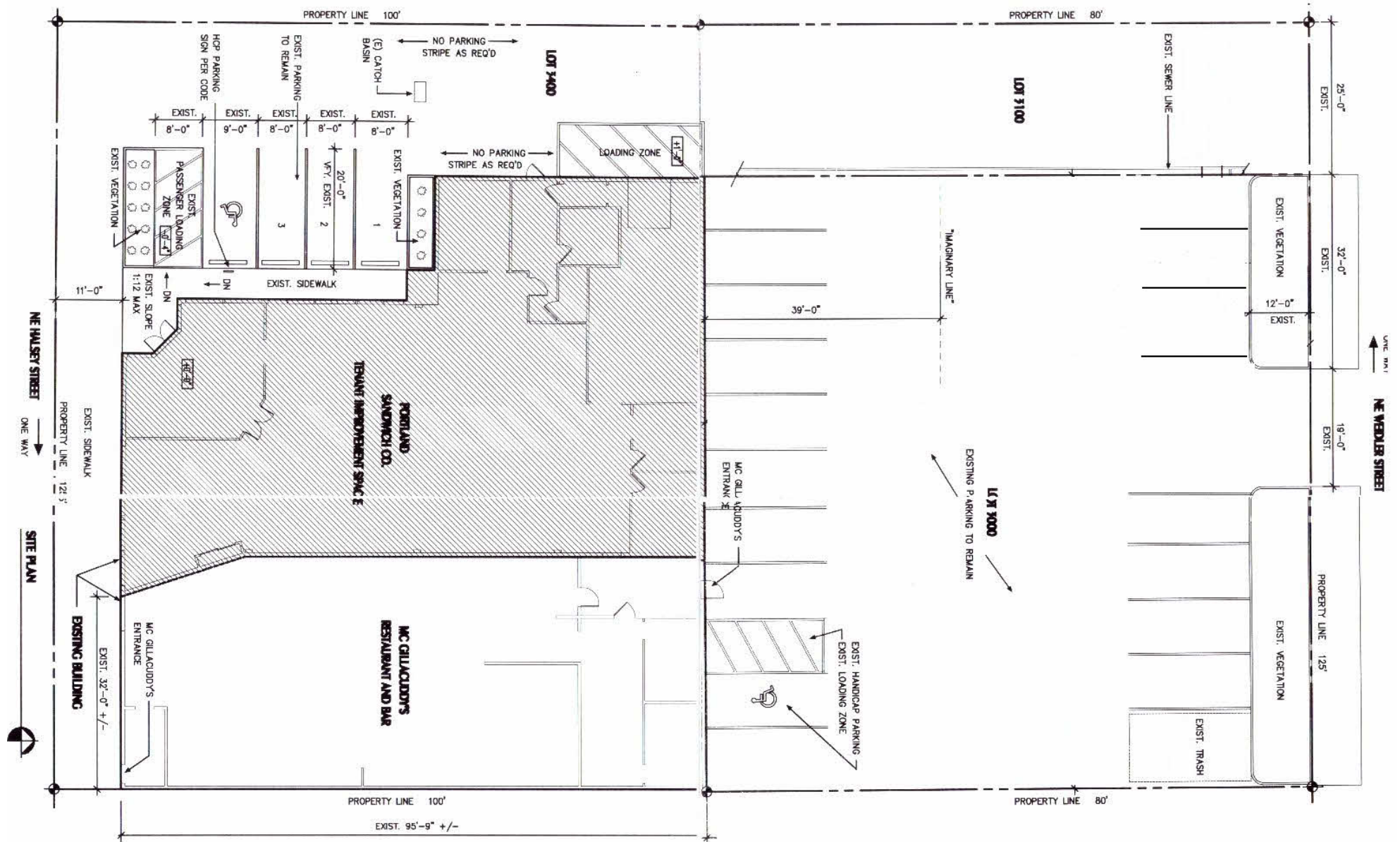


MCGILLACUDDY'S PUB PROPERTY PHOTOS

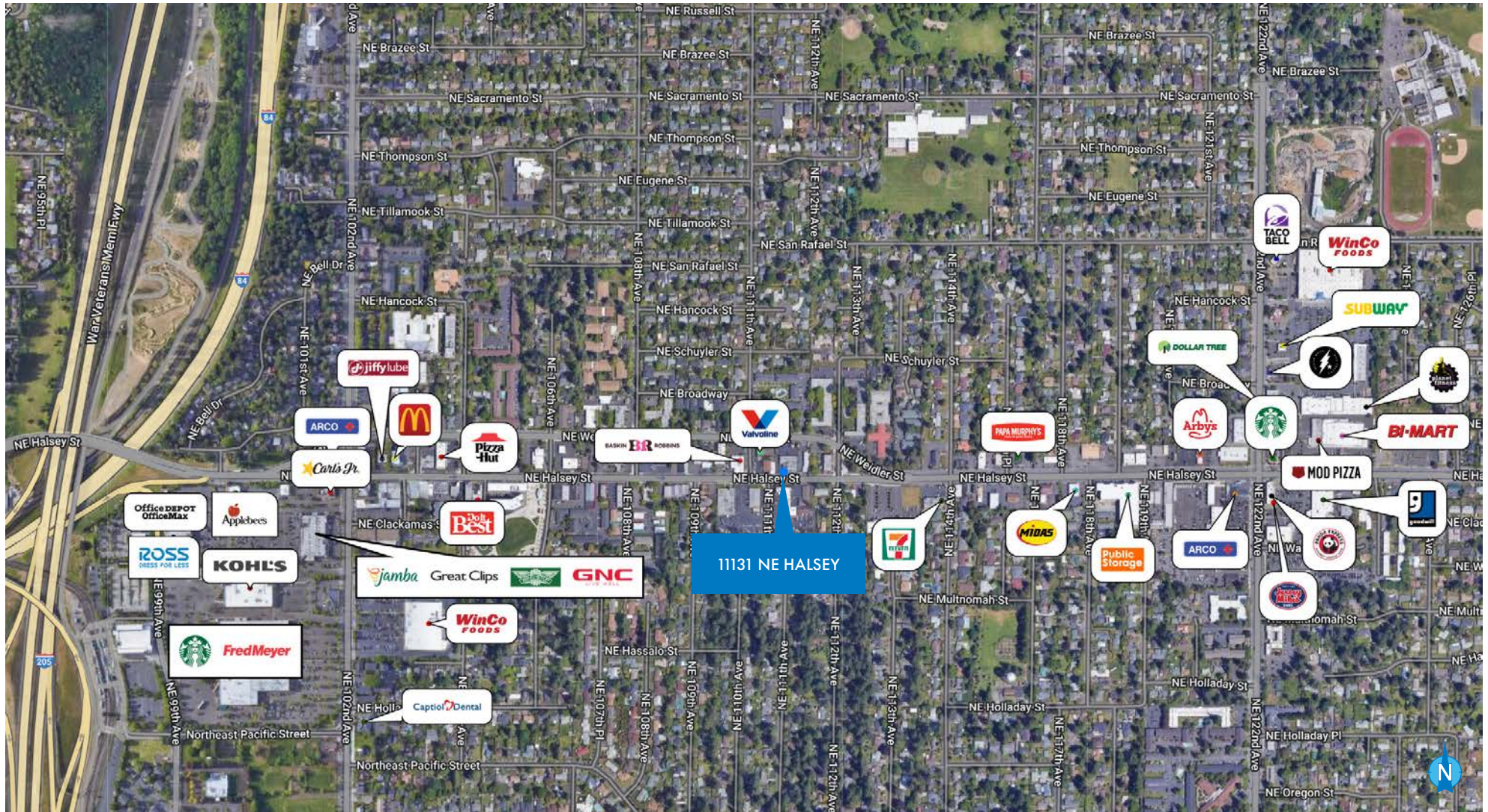


PORTLAND SANDWICH SHOP PHOTOS





LOCATION OVERVIEW - SURROUNDING AREA MAP



LOCATION OVERVIEW - AERIAL OF PROPERTIES

