

John Eben Young House

916 SW KING AVENUE, PORTLAND, OR 97205



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FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

916 SW King Avenue, Portland, OR 97205

PROPERTY DESCRIPTION

A classic mixed-use office building with two residential units, located in the heart of SW Portland's Goose Hollow neighborhood. This well-maintained historic house benefits from a prime location, ensuring consistent occupancy.

PROPERTY HIGHLIGHTS

- Strong occupancy
- Close proximity to many amenities
- Walk-friendly location
- Five off-street parking spaces

OFFERING SUMMARY

Sale Price:	\$1,075,000
Number of Units:	12
Lot Size:	6,052 SF
Building Size:	5,030 SF
2024 NOI:	\$64,702.64
Cap Rate (2024 NOI):	6.02%
Projected 2025 NOI (Includes Utility Bill Back):	\$71,105.92
Cap Rate (2025 NOI):	6.61%



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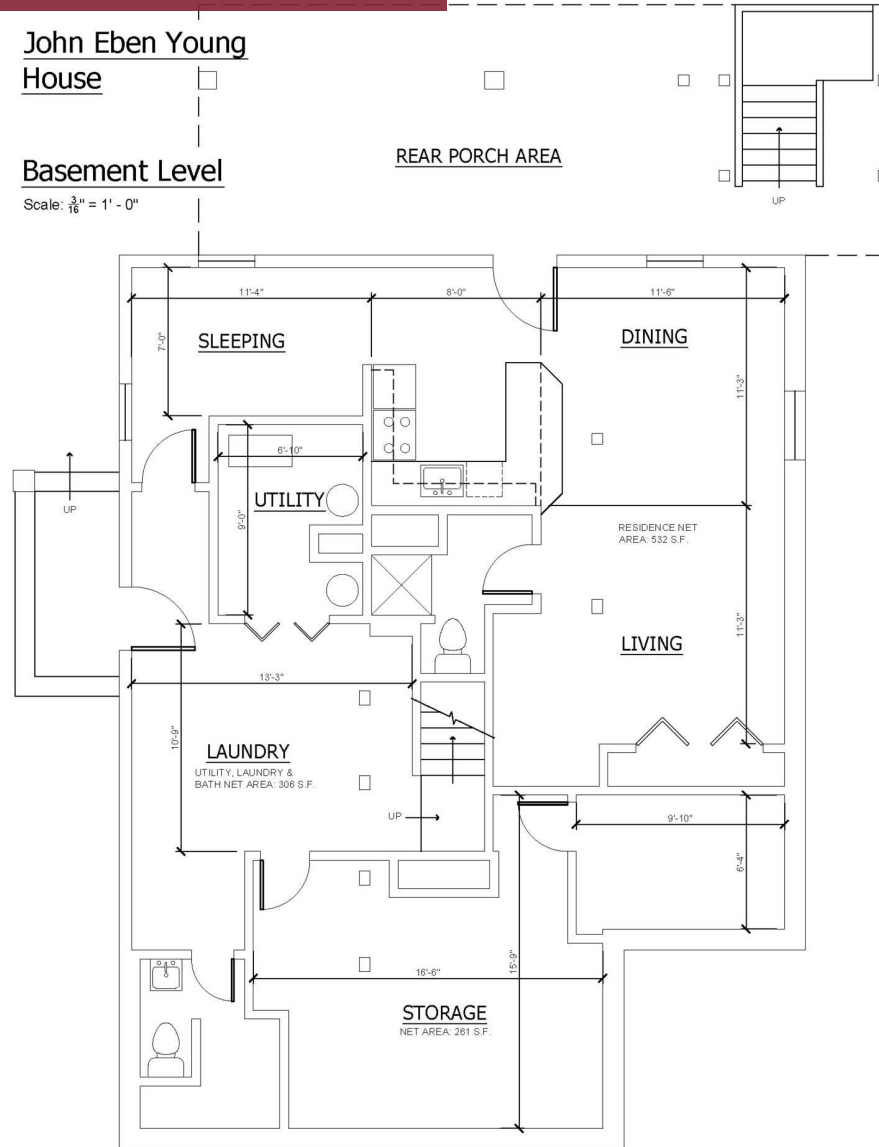
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John Eben Young House

Basement Level

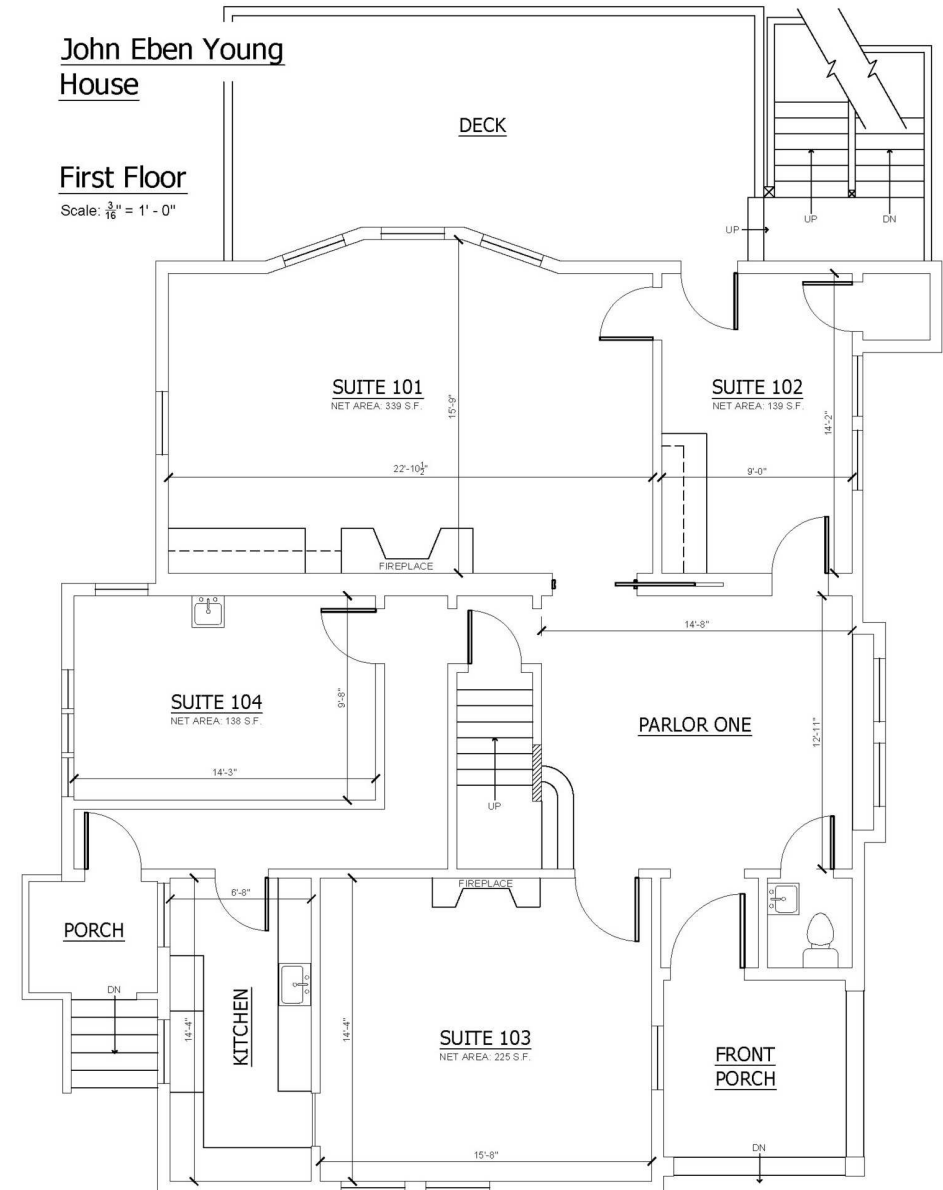
Scale: $\frac{3}{16}" = 1' - 0"$



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First Floor

Scale: $\frac{3}{16}" = 1' - 0"$



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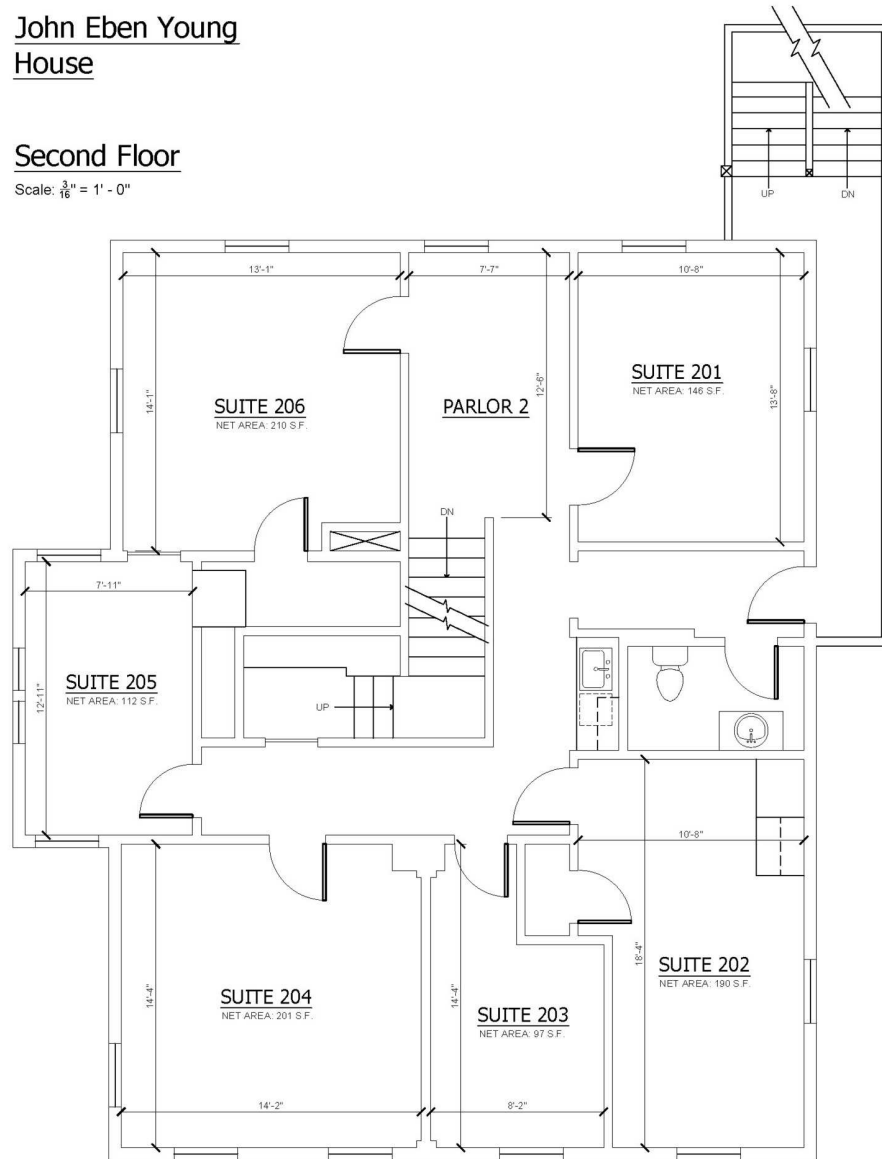
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Second Floor

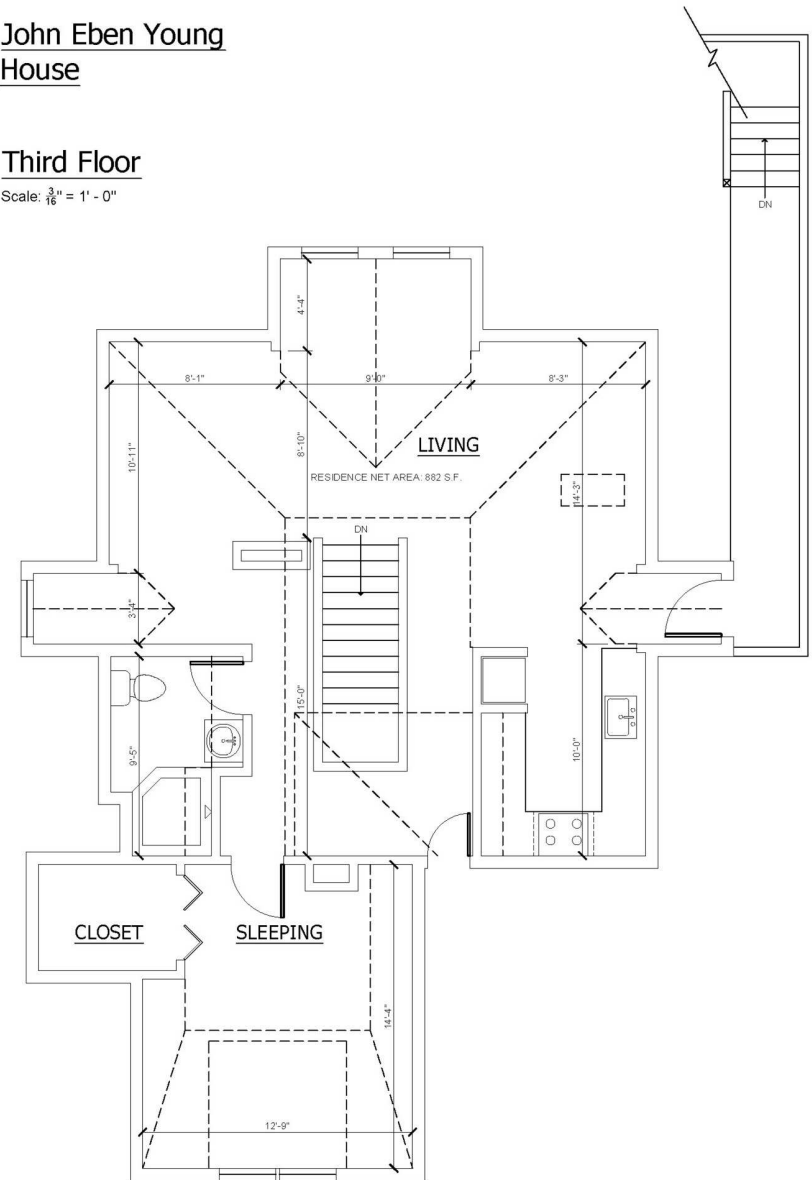
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Third Floor

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Living Room (Upper Condo)



Living Room (Upper Condo)



Kitchen (Upper Condo)



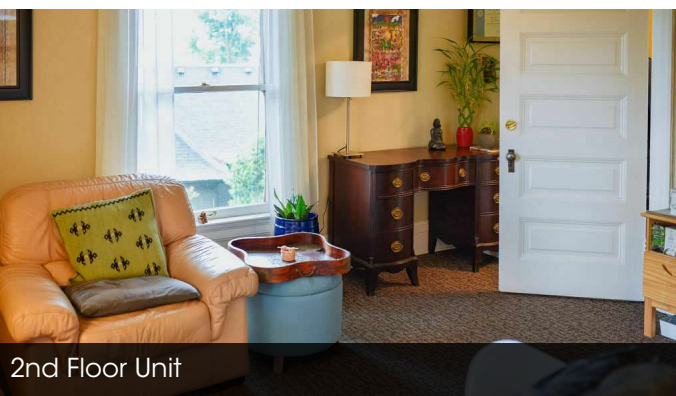
1st Floor Unit



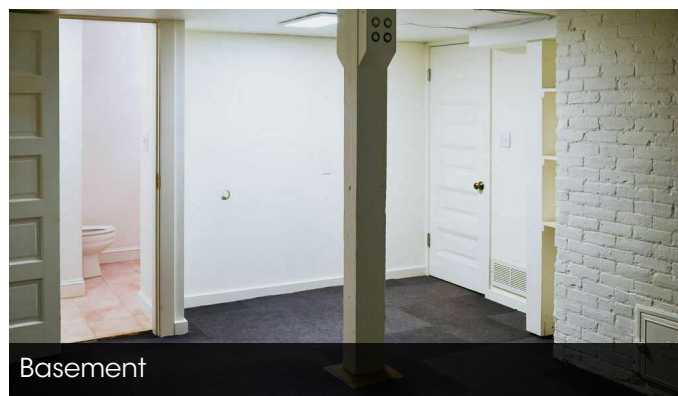
1st Floor Unit



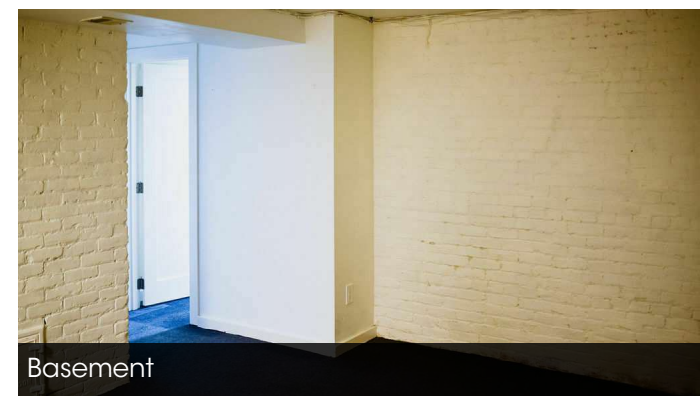
2nd Floor Unit



2nd Floor Unit



Basement



Basement



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SUITE	SIZE SF	% OF BUILDING	RENT	RENT / SF
A	950 SF	18.89%	\$1,775	\$1.87
B	600 SF	11.93%	\$1,279	\$2.13
101	383 SF	7.61%	\$750	\$1.96
102	170 SF	3.38%	\$300	\$1.76
103	254 SF	5.05%	\$650	\$2.56
104	162 SF	3.22%	\$650	\$4.01
201	146 SF	2.90%	\$500	\$3.42
202	190 SF	3.78%	\$550	\$2.89
203	97 SF	1.93%	\$375	\$3.87
204	201 SF	4%	\$600	\$2.99
205	112 SF	2.23%	\$450	\$4.02
206	210 SF	4.17%	\$500	\$2.38
Parking 1	-	-	-	-
Parking 2	-	-	\$125	-
Parking 3	-	-	\$100	-
Parking 4	-	-	-	-
Parking 5	-	-	\$100	-
TOTALS	3,475 SF		\$8,704	\$33.86



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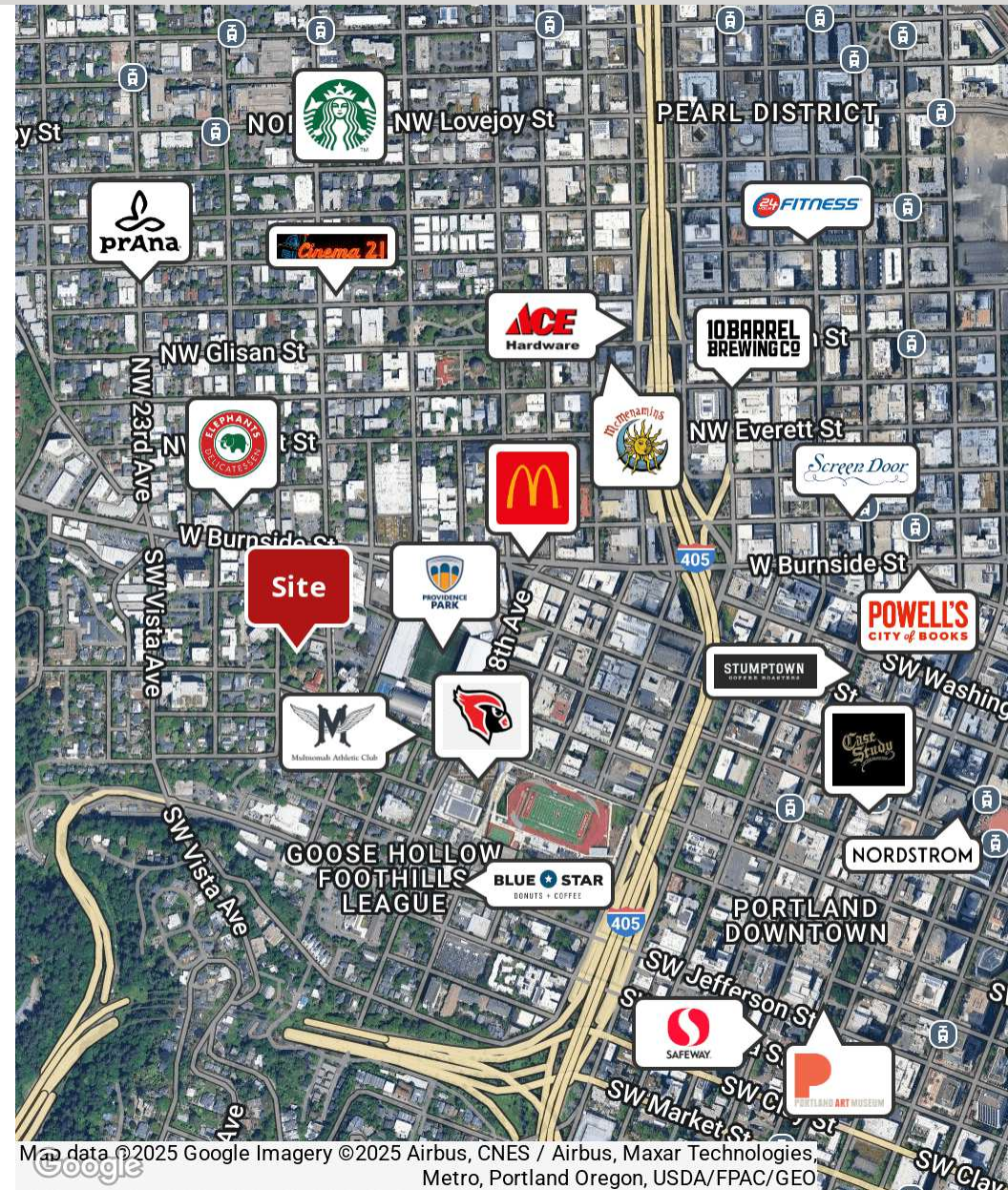
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DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	6,266	14,416	45,333
Median age	41	40	42
Median age (Male)	41	40	42
Median age (Female)	40	39	41
Total households	4,186	9,319	28,218
Total persons per HH	1.5	1.5	1.6
Average HH income	\$106,712	\$105,111	\$119,079
Average house value	\$788,843	\$819,918	\$865,458

LOCATION OVERVIEW

The John Eben Young House is located in the Kings Hill area of the Goose Hollow neighborhood, known for its charming tree-lined streets and proximity to various city amenities. Tenants enjoy easy access to downtown Portland, the Multnomah Athletic Club (MAC), various TriMet MAX light rail and bus stops, dining options, and major highways, making any form of commute easy.



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