

FOR SALE - OWNER/USER BUILDING



16521 SE POWELL BLVD - PORTLAND, OR



# PROPERTY OVERVIEW

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Excellent Owner/User building in the Powell Vally Neighborhood! Could be great space for a Daycare/Pre-school, Live/Work, or Office use. Current use is an Insurance agency.

## Property Information

- 2,572 SF Total  
936 SF on main  
700 SF upper  
936 SF in basement
- .23 acre lot (10,205 SF)
- Year built - 1926

## Main Floor

- Lobby/reception area
- 1 Private office/room
- Potential for 3 offices
- Conference/meeting/co-working space
- Full kitchen w/breakroom/nook
- Full bathroom

## Upper Floor/Attic

- 2 offices/rooms
- Reading nook/storage space
- Half bathroom
- Hardwood floors throughout both floors

## Basement

- 2 offices/rooms and one open/co-working space
- Full kitchen
- Full bathroom
- Laundry room
- Storage space
- Access to basement is outside

## Additional Property Information

- Plenty off-street parking
- Excellent street exposure
- Outside storage shed
- Zoned RM1– Residential Multi-Dwelling - conditional use permit for office use

## Sale Price

**\$849,000**

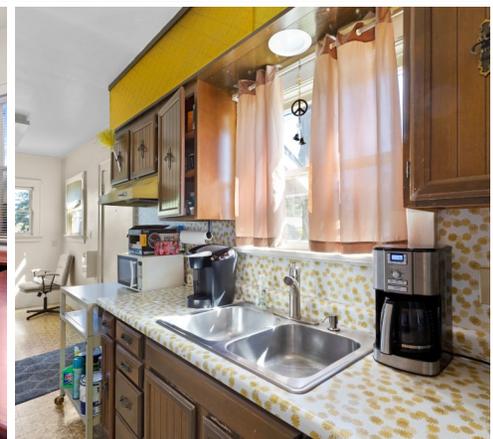
**DO NOT DISTURB CURRENT TENANTS**

Please call to schedule a time to tour!

 [CLICK HERE TO VISIT PROPERTY WEBSITE](#)

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# PHOTOS - MAIN FLOOR AND EXTERIOR FRONT



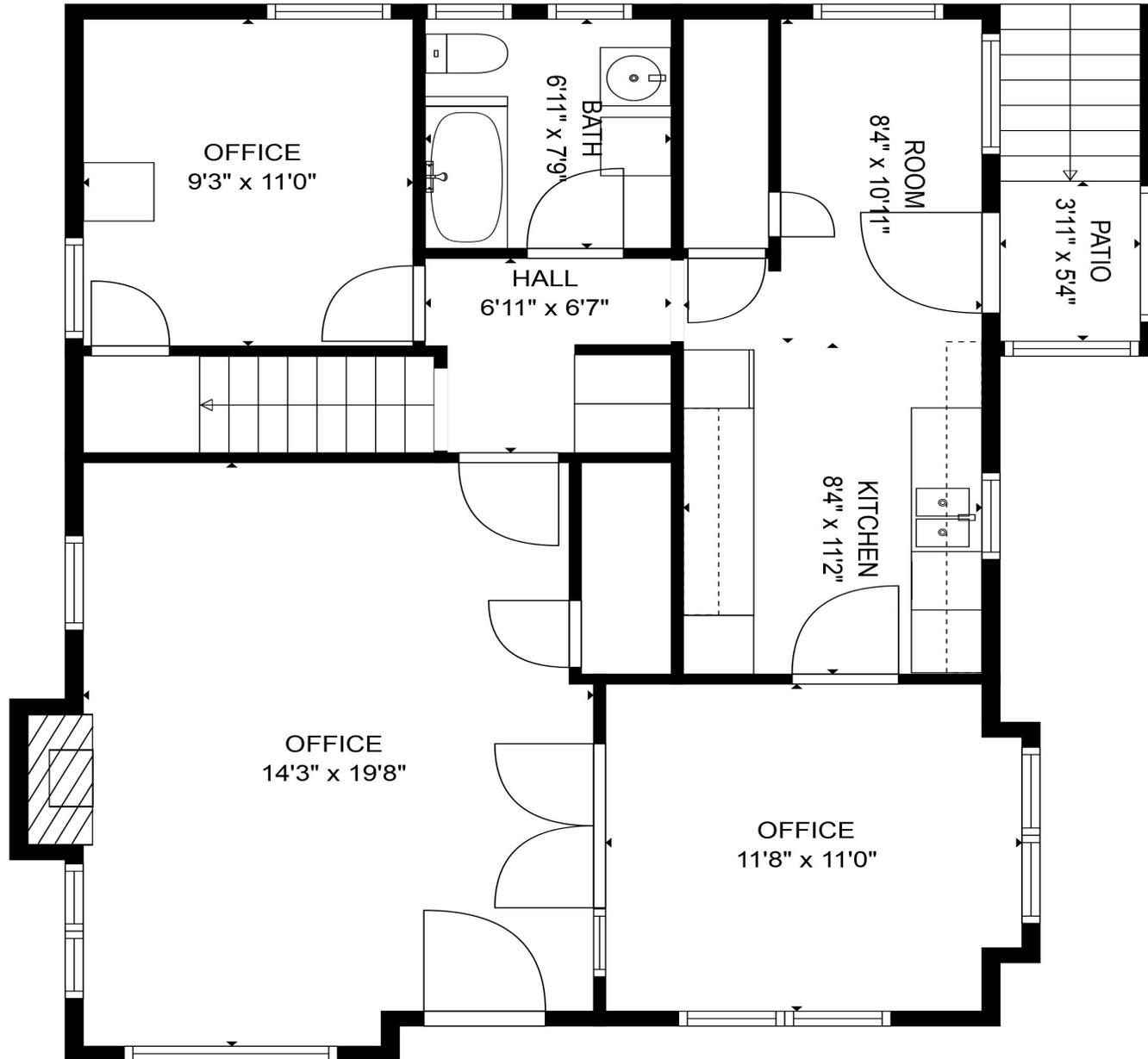
# PHOTOS - UPPER, BASEMENT AND EXTERIOR BACK



# FLOOR PLANS

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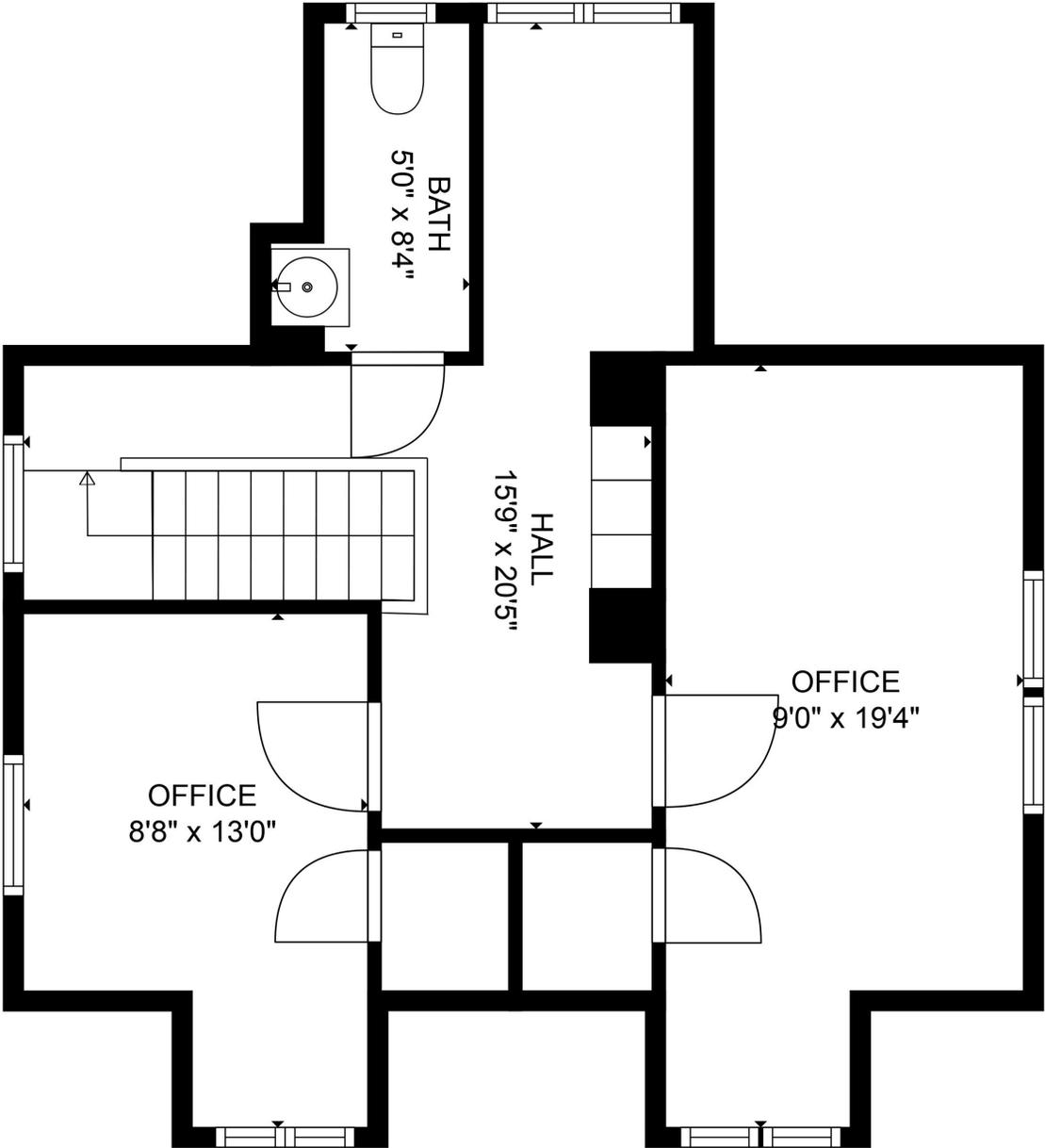
## 1st Floor (Main)



# FLOOR PLANS

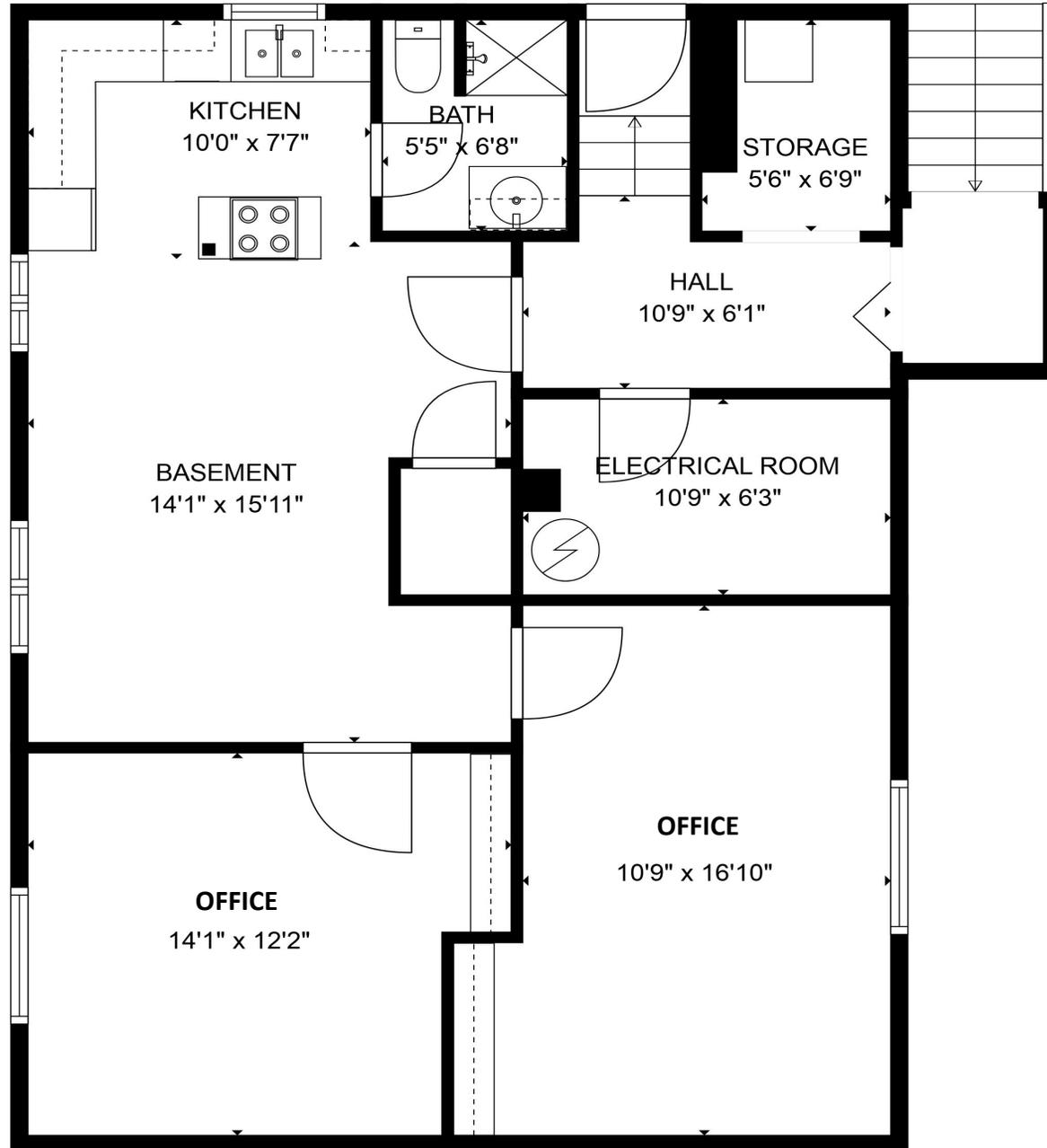
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## 2nd Floor (Upper)

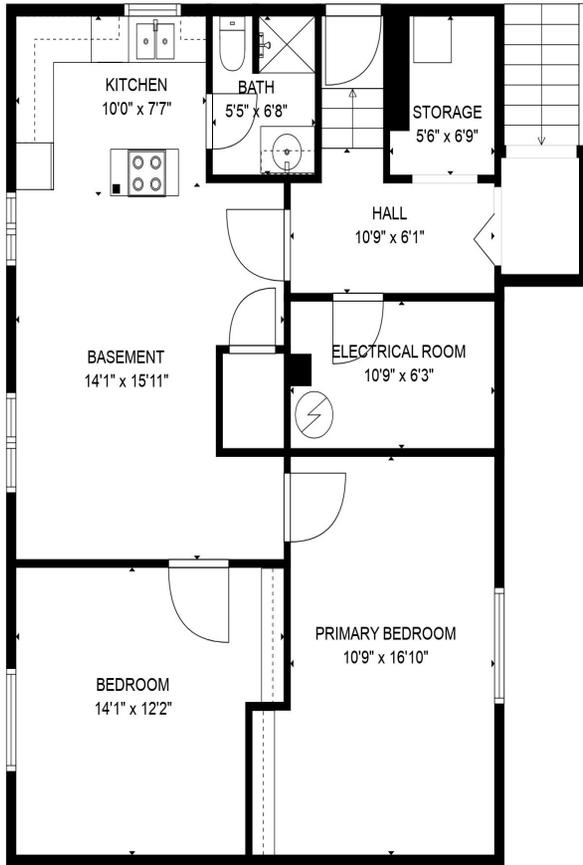


# FLOOR PLANS

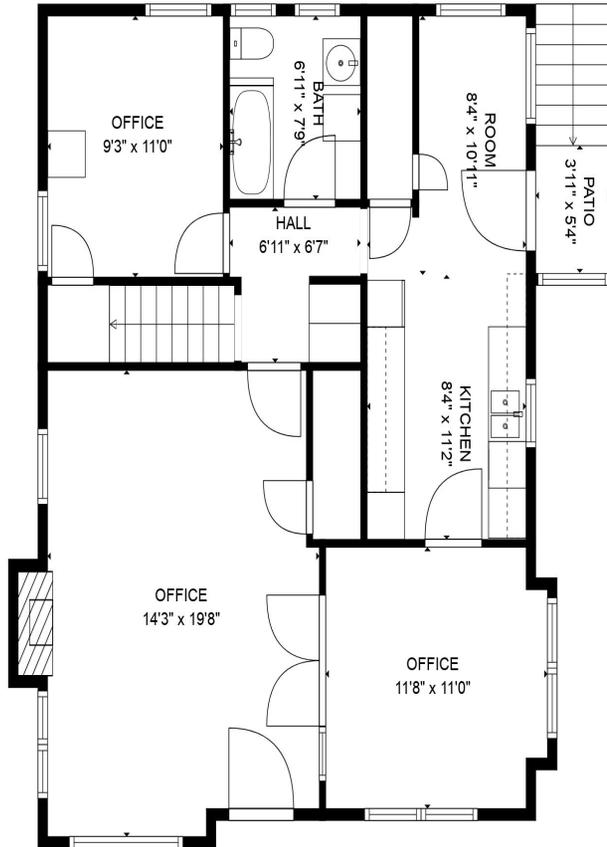
## 3rd Floor (Basement)



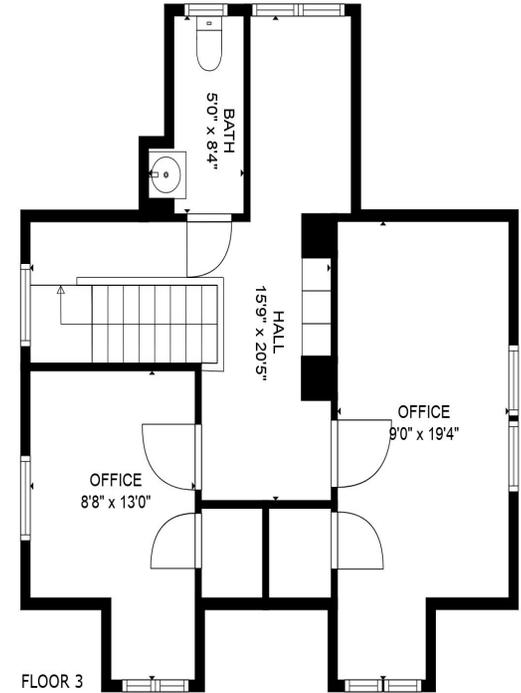
# FLOOR PLANS - ALL LEVELS



FLOOR 1



FLOOR 2



FLOOR 3

# ZONING OVERVIEW/USES

**Table 120-1  
Multi-Dwelling Zone Primary Uses**

Use Categories	RM1	RM2	RM3	RM4	RX	RMP
<b>Residential Categories</b>						
Household Living	Y	Y	Y	Y	Y	Y
Group Living	Y	Y	Y	Y	Y	N
<b>Commercial Categories</b>						
Retail Sales And Service	L [1]	L [10]				
Office	L [1]	N				
Quick Vehicle Servicing	N	N	N	N	N	N
Vehicle Repair	N	N	N	N	N	N
Commercial Parking	N	N	N	N	CU [2]	N
Self-Service Storage	N	N	N	N	N	N
Commercial Outdoor Recreation	N	N	N	N	N	N
Major Event Entertainment	N	N	N	N	N	N
<b>Industrial Categories</b>						
Manufacturing And Production	N	N	N	N	N	N
Warehouse And Freight Movement	N	N	N	N	N	N
Wholesale Sales	N	N	N	N	N	N
Industrial Service	N	N	N	N	N	N
Bulk Fossil Fuel Terminal	N	N	N	N	N	N
Railroad Yards	N	N	N	N	N	N
Waste-Related	N	N	N	N	N	N
<b>Institutional Categories</b>						
Basic Utilities	L/CU [8]					
Community Service	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [4]	L/CU [3]	L/CU [4]
Parks And Open Areas	L/CU [5]	L/CU [5]	Y	Y	Y	L/CU [5]
Schools	CU	CU	CU	CU	L/CU [3]	CU
Colleges	CU	CU	CU	CU	CU	CU
Medical Centers	CU	CU	CU	CU	CU	CU
Religious Institutions	CU	CU	CU	CU	CU	CU
Daycare	L/CU [6]	L/CU [6]	L/CU [6]	L/CU [6]	Y	L/CU [6]

Y = Yes, Allowed  
CU = Conditional Use Review Required

L = Allowed, But Special Limitations  
N = No, Prohibited

Generally, the uses and character of this zone are oriented towards:



Primary uses include: household living, limited commercial on corridors.

The **RM1** zone is a low-scale multi-dwelling zone applied around centers and corridors in locations near single-dwelling residential areas. Housing is generally characterized by 1-3 story buildings with front setbacks that relate to the patterns of residential neighborhoods. The types of new development include duplexes, rowhouses, courtyard housing and small apartment buildings.



## Quick facts

### Location

You'll find this zone in low-rise residential areas of neighborhood centers such as the Jade District, and along or adjacent to corridors such as NE Killingsworth or outer SE Powell Blvd.

### 35'

**maximum height**, which is generally up to 3 stories

### 1:1 FAR

increasing to 1.5:1 with bonus provisions, such as affordable housing

### Parking

Not required for up to 30 units on small sites up to 10,000 ft<sup>2</sup> or on sites near frequent transit. 1 space per 2 units on other sites.

# DEMOGRAPHICS

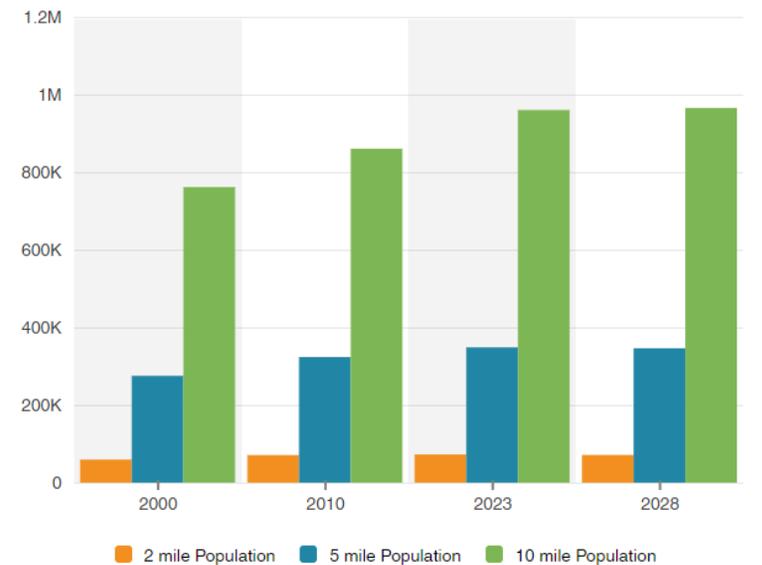
## Population

	2 mile	5 mile	10 mile
2010 Population	70,975	323,774	860,635
2023 Population	72,578	348,563	960,218
2028 Population Projection	71,336	346,224	965,678
Annual Growth 2010-2023	0.2%	0.6%	0.9%
Annual Growth 2023-2028	-0.3%	-0.1%	0.1%
Median Age	36.2	37.9	39.6
Bachelor's Degree or Higher	16%	25%	38%
U.S. Armed Forces	65	154	449

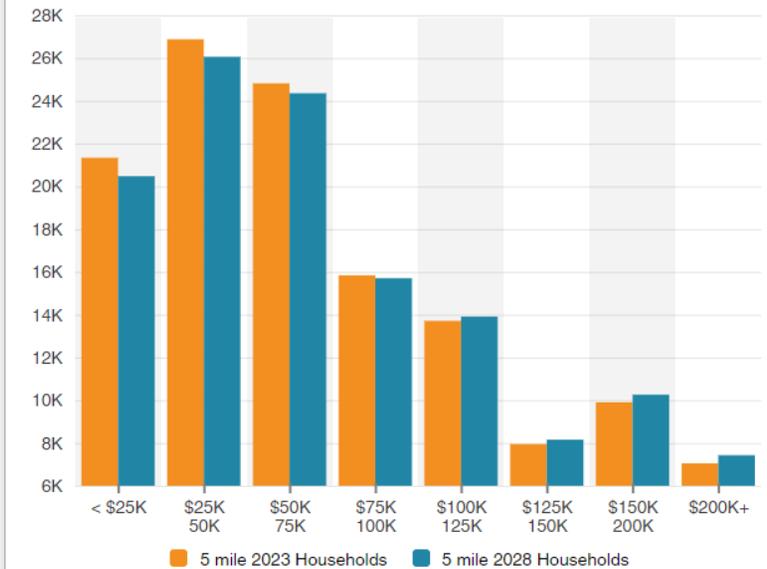
## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$73,440	\$84,703	\$99,544
Median Household Income	\$56,678	\$64,990	\$75,380
< \$25,000	5,336	21,337	56,849
\$25,000 - 50,000	5,676	26,875	69,313
\$50,000 - 75,000	4,972	24,817	69,008
\$75,000 - 100,000	2,625	15,843	48,600
\$100,000 - 125,000	2,382	13,712	43,720
\$125,000 - 150,000	1,285	7,953	31,364
\$150,000 - 200,000	1,494	9,903	35,443
\$200,000+	888	7,055	37,521

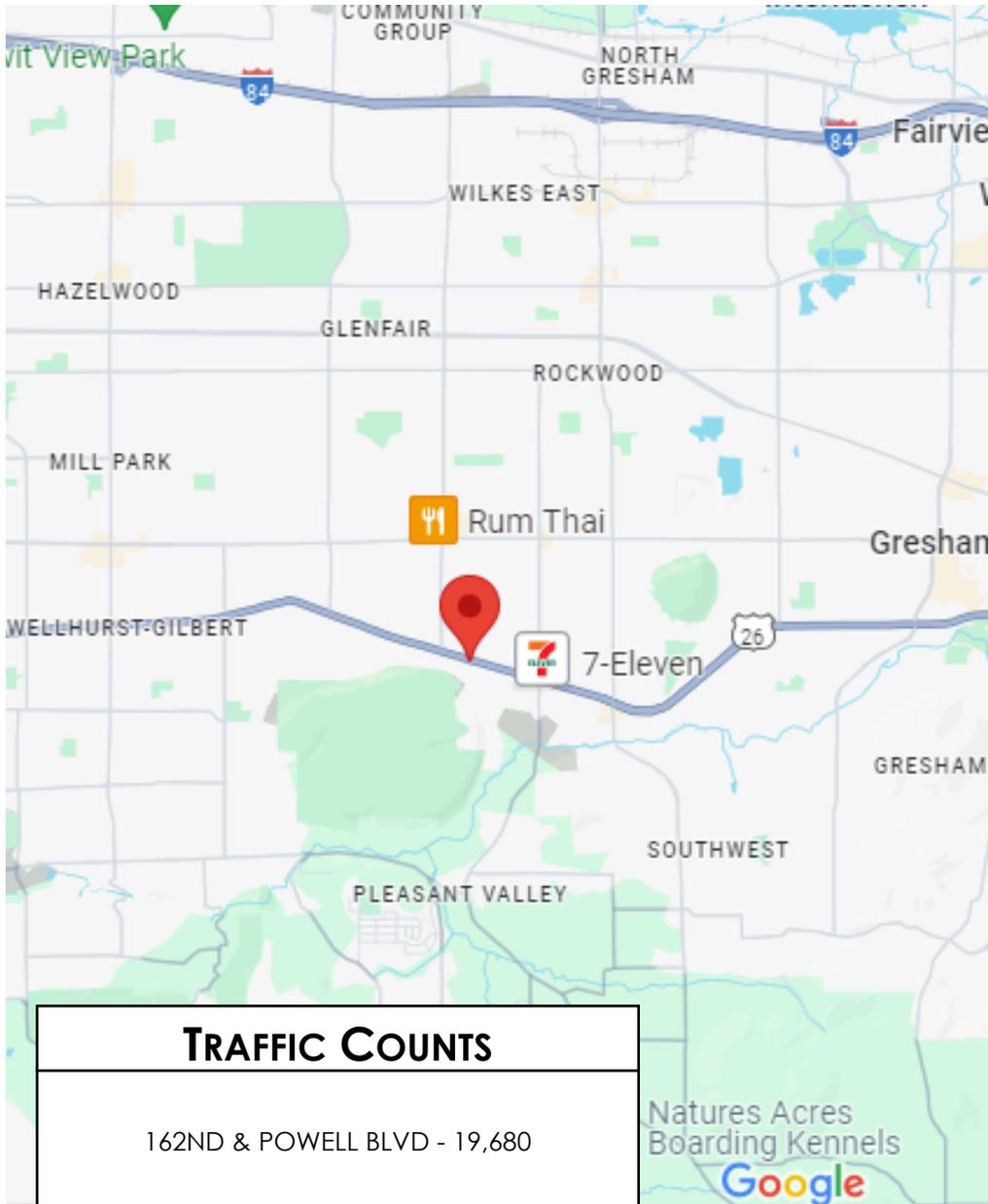
## Population



## Household Income

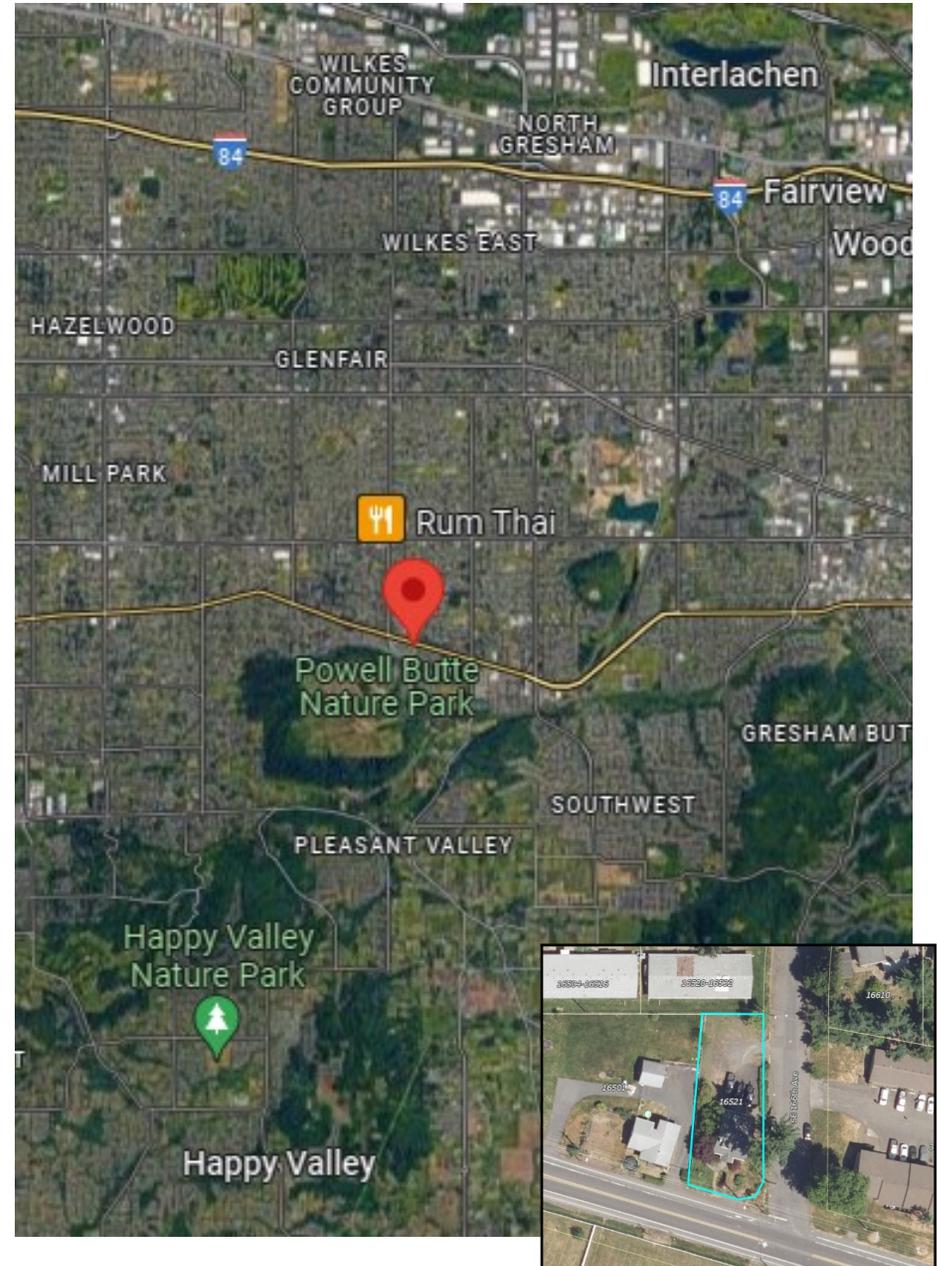


# LOCATION MAPS



## TRAFFIC COUNTS

162ND & POWELL BLVD - 19,680



# 16521 SE POWELL BLVD-PORTLAND, OR 97236

## Exclusively Listed By:

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