



The Frances Building

3632-3646 SE Hawthorne Blvd, Portland, OR 97214

Premiere
PROPERTY
Group, LLC



Tod Breslau

Premiere Property Group

1201 NE Lloyd Blvd, Suite 115, Portland, OR 97232

todbreslau@gmail.com

(503) 740-4888

The Frances Building

\$5,914,700

This is an amazing opportunity to acquire a turnkey, apartment-retail complex in the heart of the Hawthorne Shopping District. Seven apartments above 4 retail businesses. PLEASE DO NOT INQUIRE OR CONTACT ANY TENANTS OR VISIT PROPERTY WITHOUT AND APPOINTMENT. Property is tax assessed at \$6,380,510 and is listed at \$5,914,700, a 5 cap. Well maintained apartments, mostly remodeled, and stable. Offers subject to interior inspection. NNN leases on retail. Tenants pay electric and are billed back for water. Landlord pays trash. Located adjacent to the Bagdad Theater. Commercial Tenants include Harlow Cafe, Echo Theater, Moberi and Portland Cider Co. Again please do not inquire with tenants....

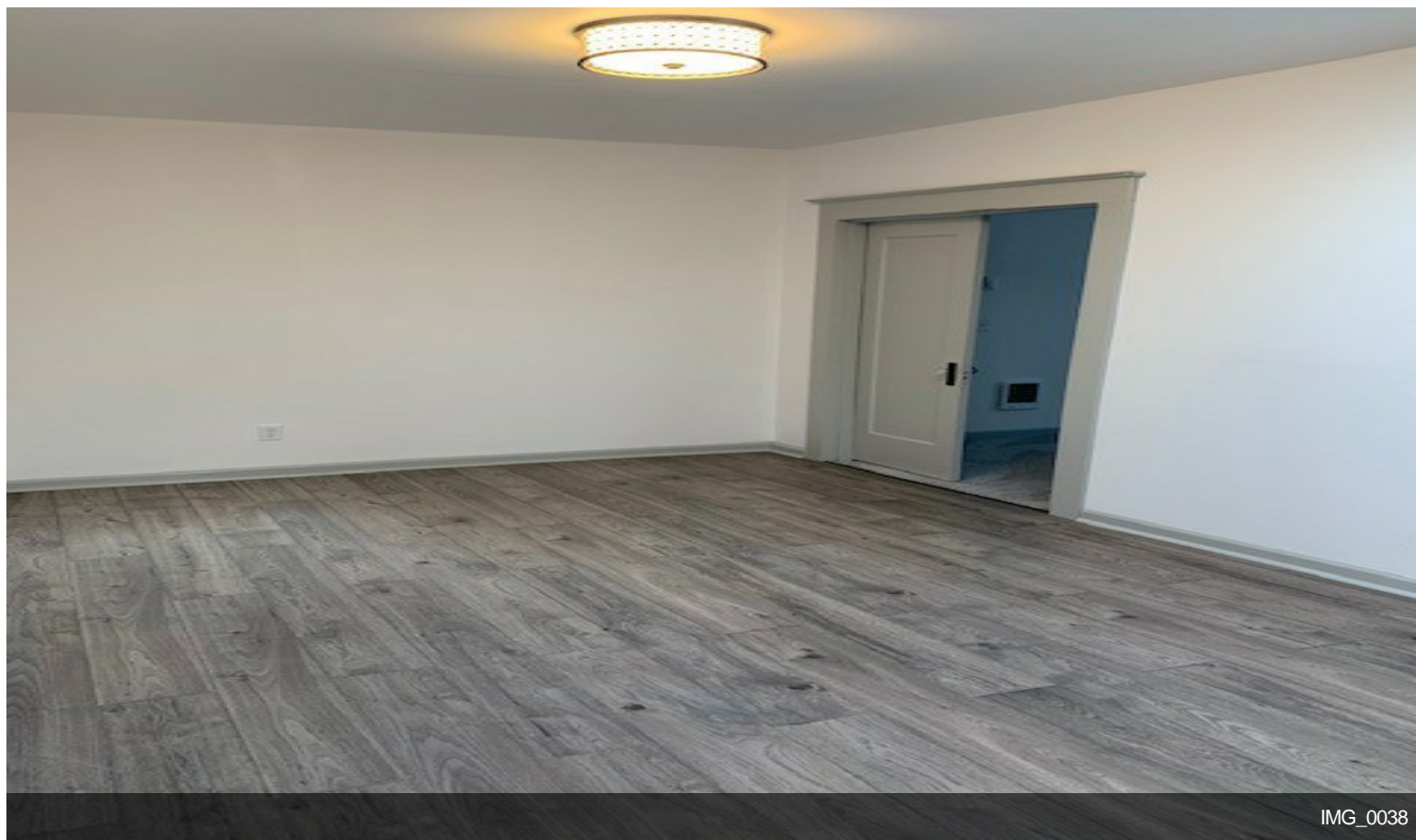


Price:	\$5,914,700
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment
Cap Rate:	5.00%
Lot Size:	0.22 AC
Gross Leasable Area:	20,330 SF
No. Stories:	2
Year Built:	1911
Tenancy:	Multiple
Parking Ratio:	0/1,000 SF
Zoning Description:	CM2
APN / Parcel ID:	R326486
Walk Score ®:	95 (Walker's Paradise)



3632-3646 SE Hawthorne Blvd, Portland, OR 97214

Property Photos



IMG_0038



IMG_0015

Property Photos

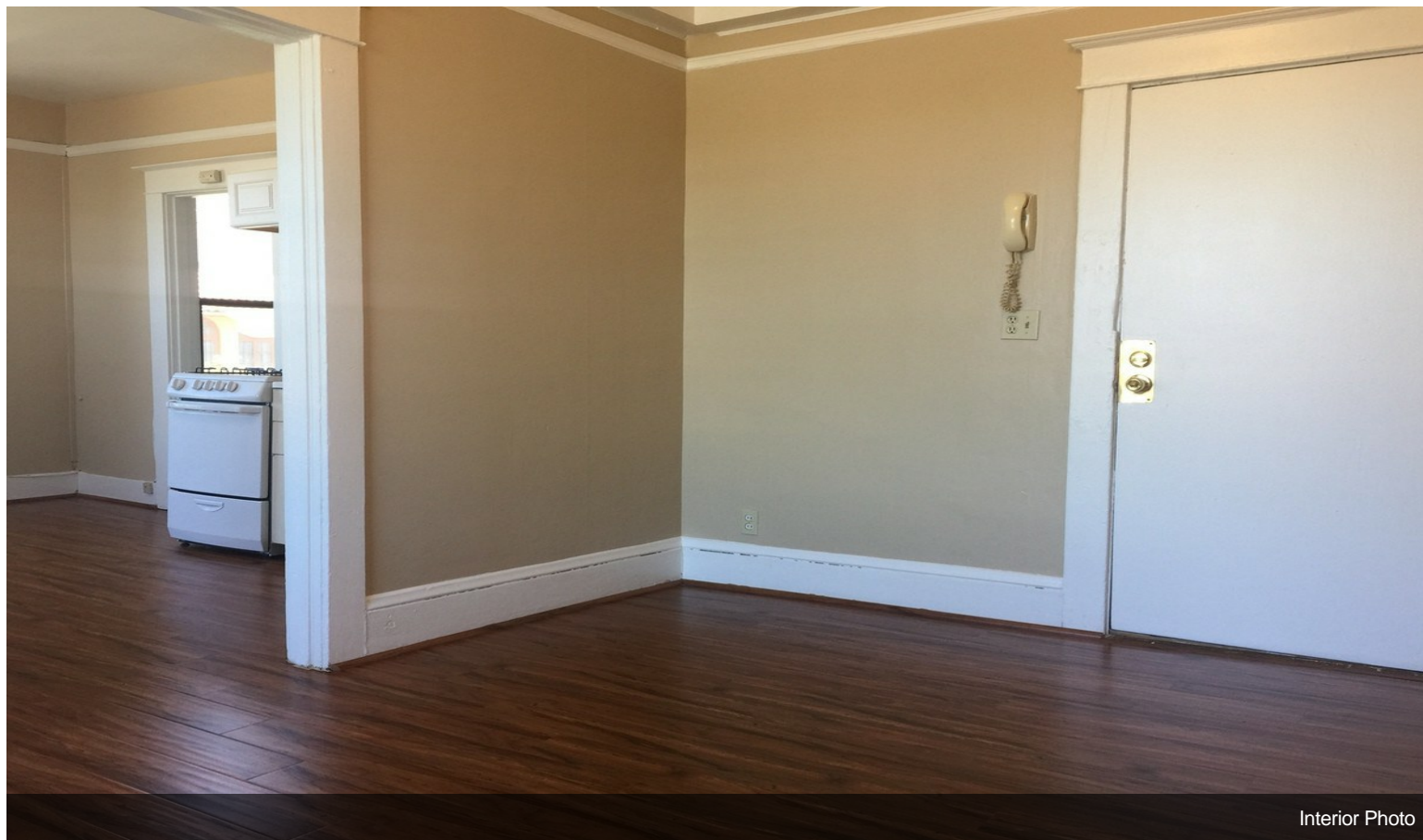


IMG_0019

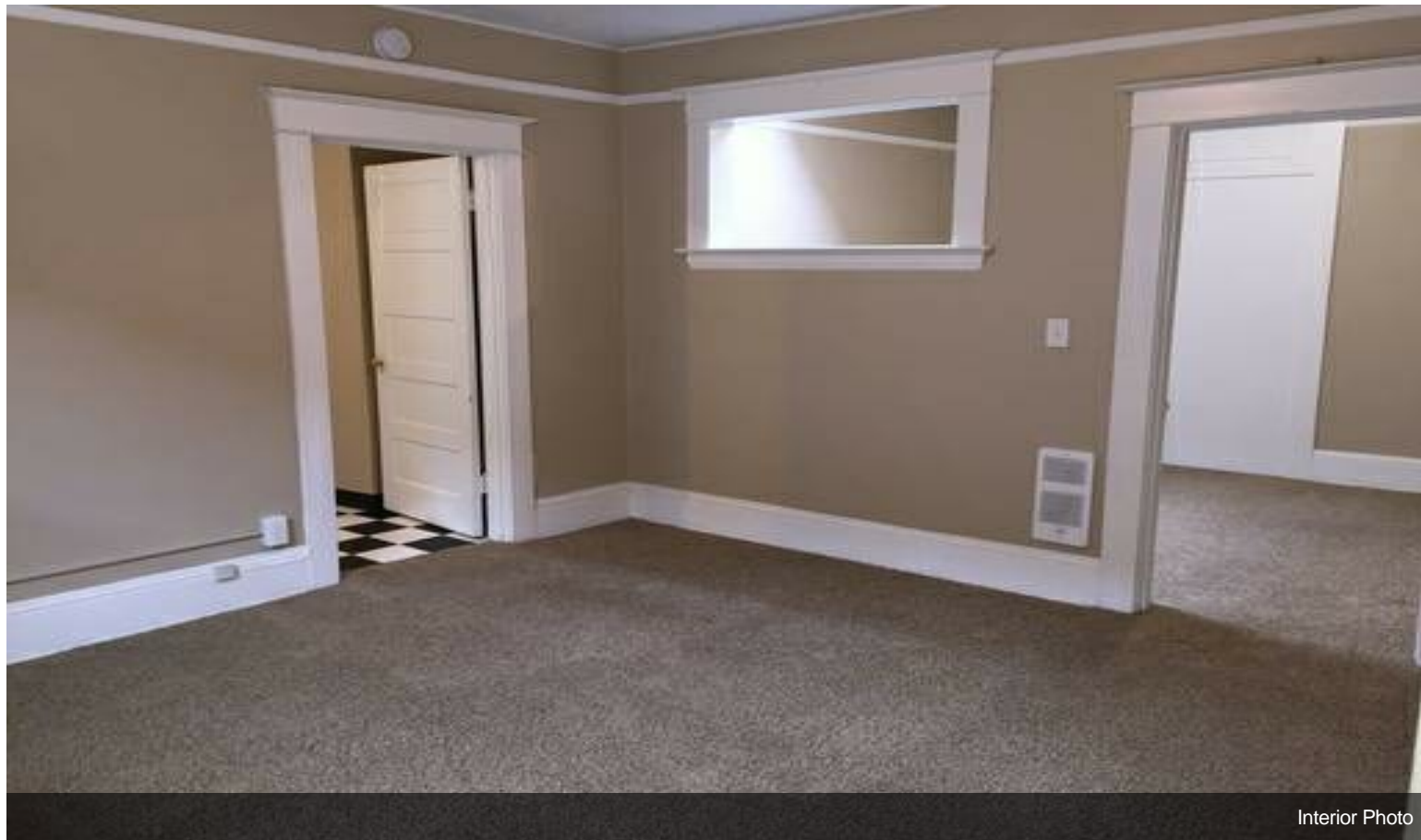


IMG_0001-2

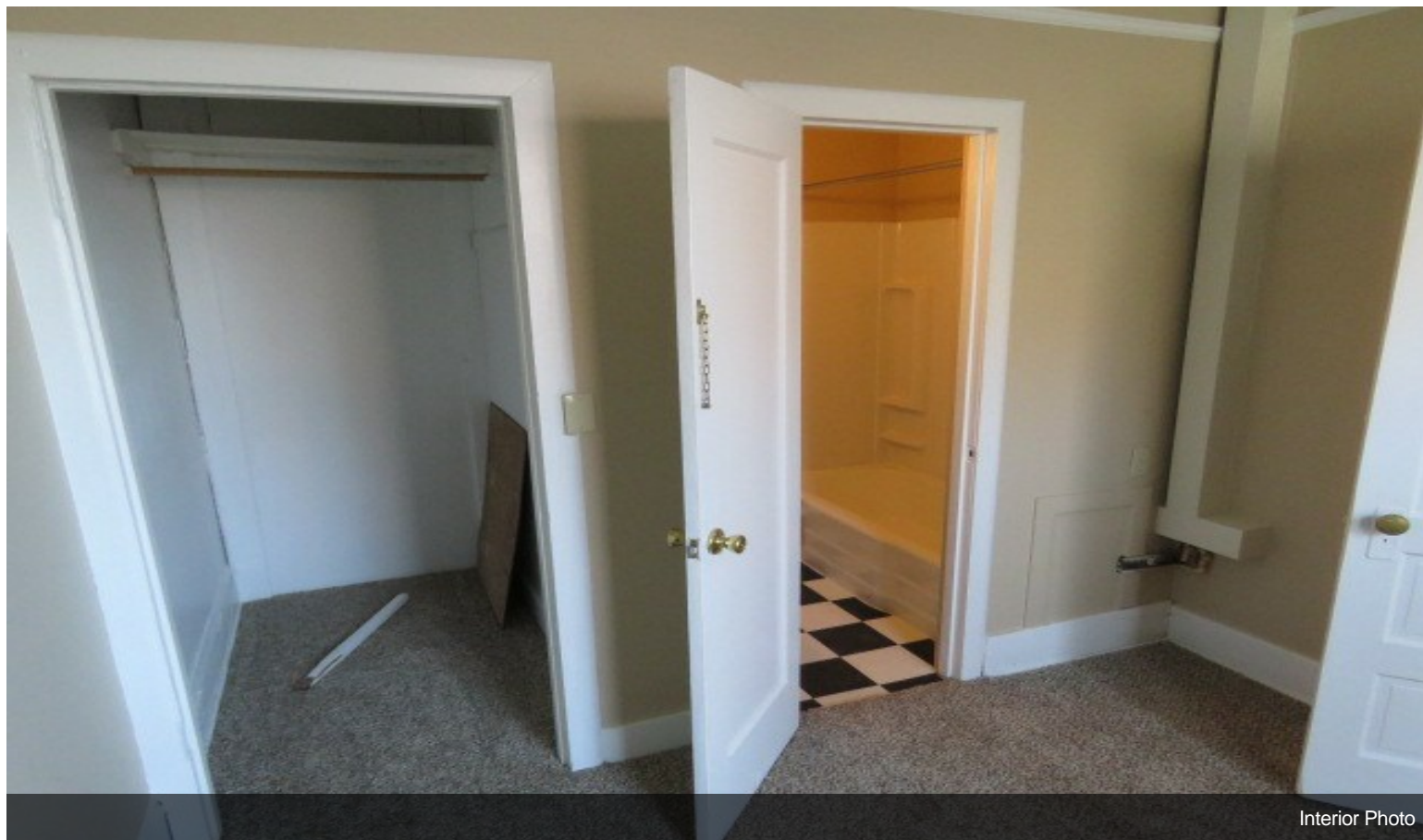
Property Photos



Property Photos



Interior Photo



Interior Photo

Property Photos



IMG_0020



IMG_9016

Property Photos



IMG_9021



IMG_9023

Property Photos



IMG_9027

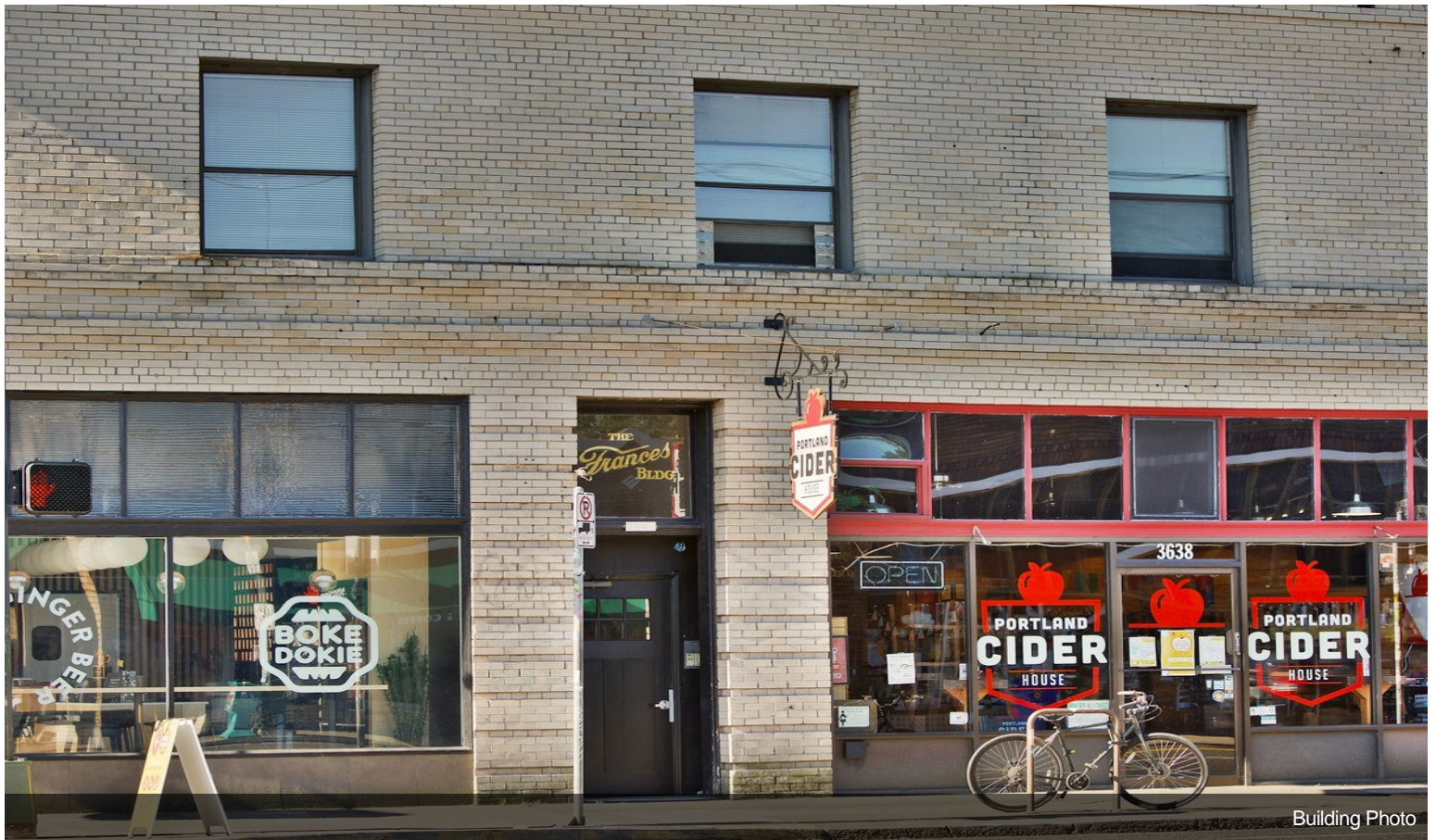


IMG_8383

Property Photos



IMG_9032

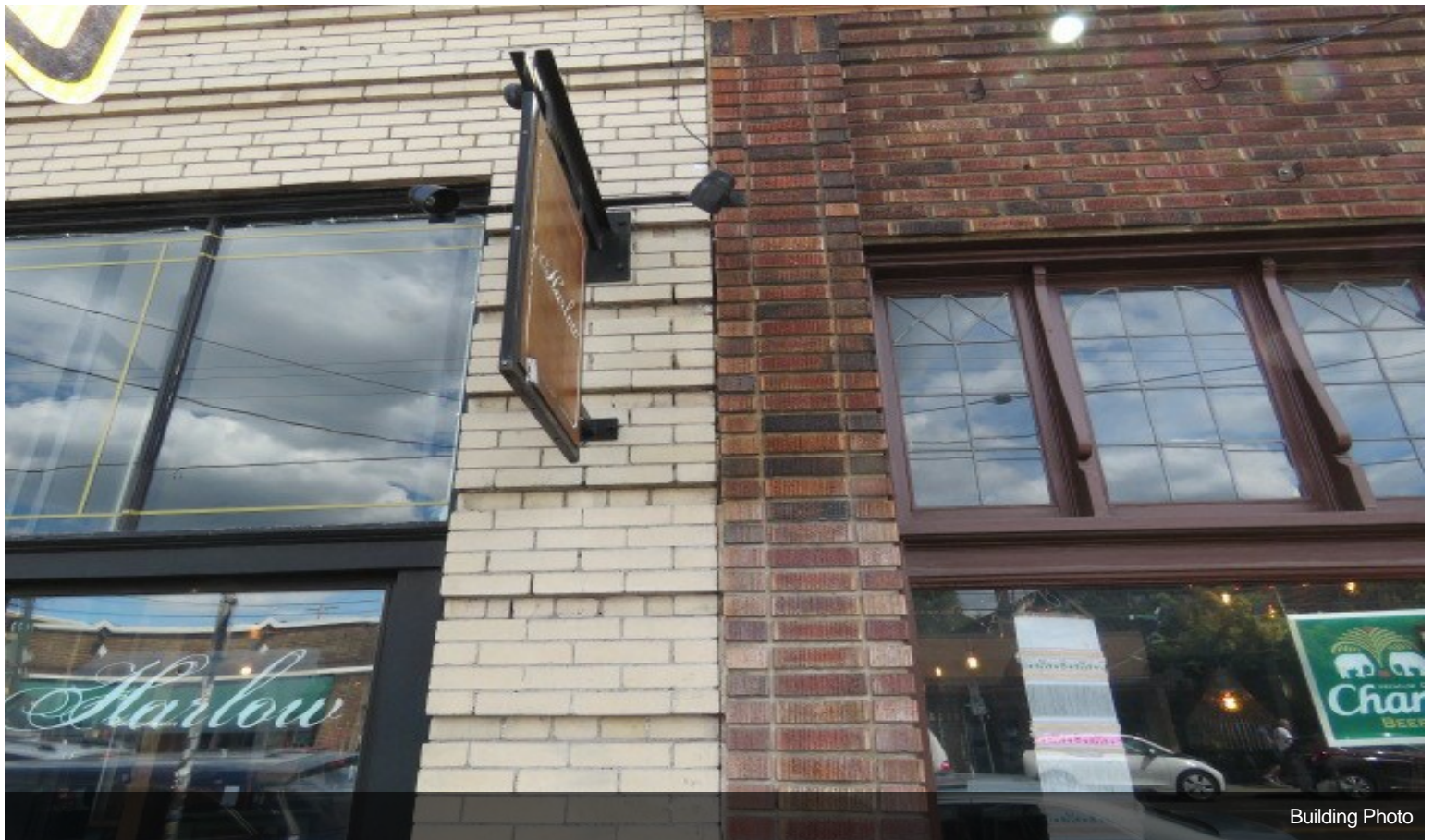


Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos



Building Photo



Building Photo

Property Photos

