

224 South Hamilton Street

PORTLAND, OR 97239



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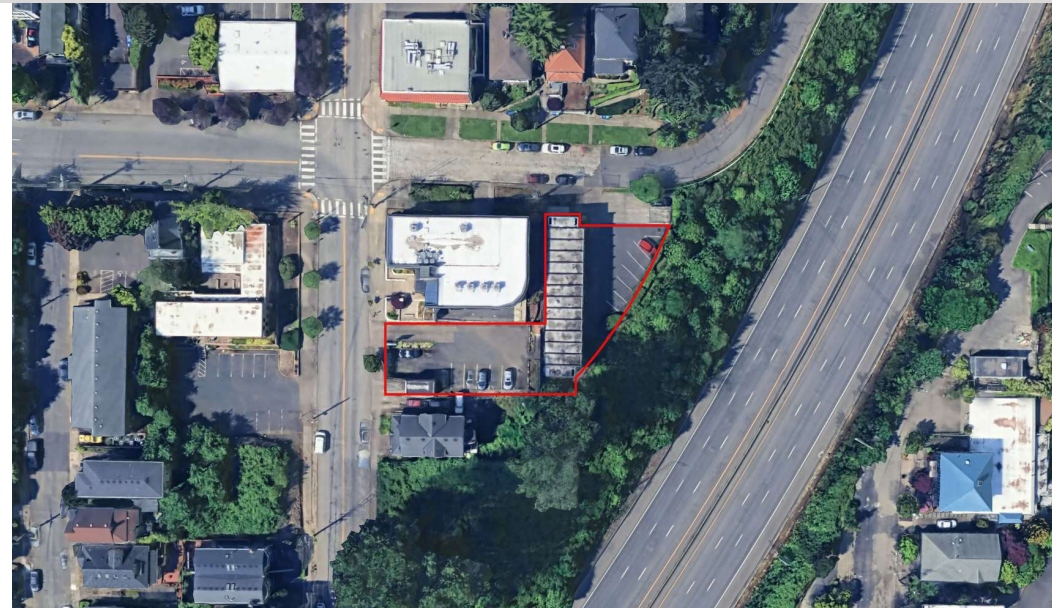
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FOR SALE

 **MACADAM
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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

224 South Hamilton Street, Portland, OR 97239



PROPERTY HIGHLIGHTS

- Office Space: 6,816 SF with functional layouts
- Parking Lot: 5,777 SF private lot with easy access from Corbett Ave
- Zoning: CM2 (Commercial Mixed Use 2), allowing for a range of uses, including office, retail, and residential development
- Prime Location: Minutes from downtown Portland, major highways, and public transit
- Breathtaking Views: Elevated site with picturesque views of Mt. Hood
- This is a rare opportunity to secure a well-positioned asset in a high-demand area
- Ideal owner-user opportunity, tenants on short-term leases

OFFERING SUMMARY

Sale Price:	\$1,750,000
Lot Size:	0.3 Acres
Building Size:	6,816 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	697	3,132	6,859
Total Population	1,209	5,237	12,352
Average HH Income	\$140,691	\$136,392	\$148,495



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LOCATION OVERVIEW

Exceptional opportunity to own a 6,816 SF office building in South Portland, featuring stunning Mt. Hood views and a 5,777 SF private parking lot with access from Corbett Ave. This well-located property offers convenience, flexibility, and strong potential for owner-users, investors, or developers.

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