

825-837 SE Mill Street Portland Oregon 97214

Unique Opportunity - Multiple Use + Income Streams

For Sale - \$1,350,000



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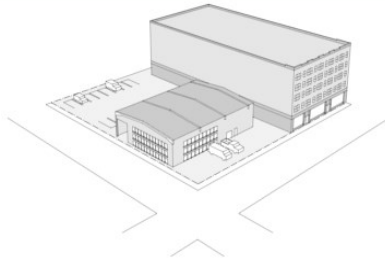
2393 SW Park Place #110
Portland, OR 97205
www.commercialblack.com



Maximizing Value with Market Knowledge

Property Overview - Zoning

General Employment 1 (EG1)



The **EG1** zone generally features smaller lots and a grid block pattern. The area consists of sites with high building coverages and buildings which are usually close to the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

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



Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.

Urban Renewal Area ▾

Property Eligible	Yes
District	Central Eastside

- **Two Tax Lots**

- **825 SE Mill Street (R275996) Residential Home**
+/- 1,488 Square Feet Building
Two Bed / Two Bath
Good Storage / Off Street Parking
Built in 1920
Access to event space from basement
+/- 1,650 Square Feet Land

- **837 SE Mill Street (R275995)**
+/- 4,209 Square Feet Building
Former VFW Hall
First Floor Open Area—Former Bar (plumbing in place)
Second Floor Large Open Area For Events With A Stage
Upper Level Balcony Seating
Good Basement Storage
+/- 3,350 Square Feet Land
- **Over \$400,000.00 in upgrades including new roofs**

825-837 SE Mill Street—Portland Oregon





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Demographics

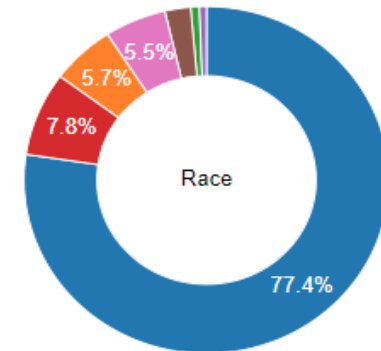
Portland Population by Race

Source: US Census 2017 ACS 5-Year Survey (Table B03002)

Population by Race ?

Total	Hispanic	Non-Hispanic
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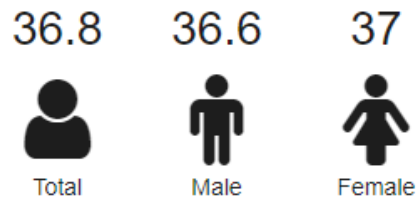
Race	Population
White	487,660
Asian	49,200
Black or African American	35,929
Two or More Races	34,358
Some Other Race	14,399
American Indian and Alaska Native	4,871
Native Hawaiian and Other Pacific Islander	3,914



Legend for Race Donut Chart:

- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Some Other Race
- Two or More Races

Portland Median Age



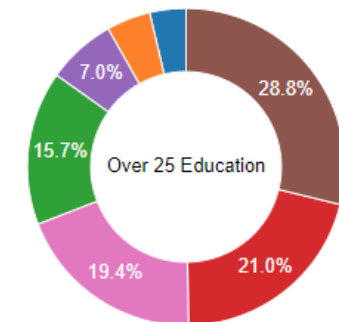
Portland Adults

There are 515,078 adults, (75,602 of whom are seniors) in Portland.

Portland Household Types

Type	Owner	Renter
Married	76.1%	23.9%
All	53.4%	46.6%
Male	48.8%	51.2%
Female	45.3%	54.7%
Non Family	37.3%	62.7%

53.4% Rate of Home Ownership



Legend for Education Level Donut Chart:

- Less Than 9th Grade
- Ninth To 12th Grade
- High School Grad
- Some College
- Associates Degree
- Bachelors Degree
- Graduate Degree

Neighborhood Map

