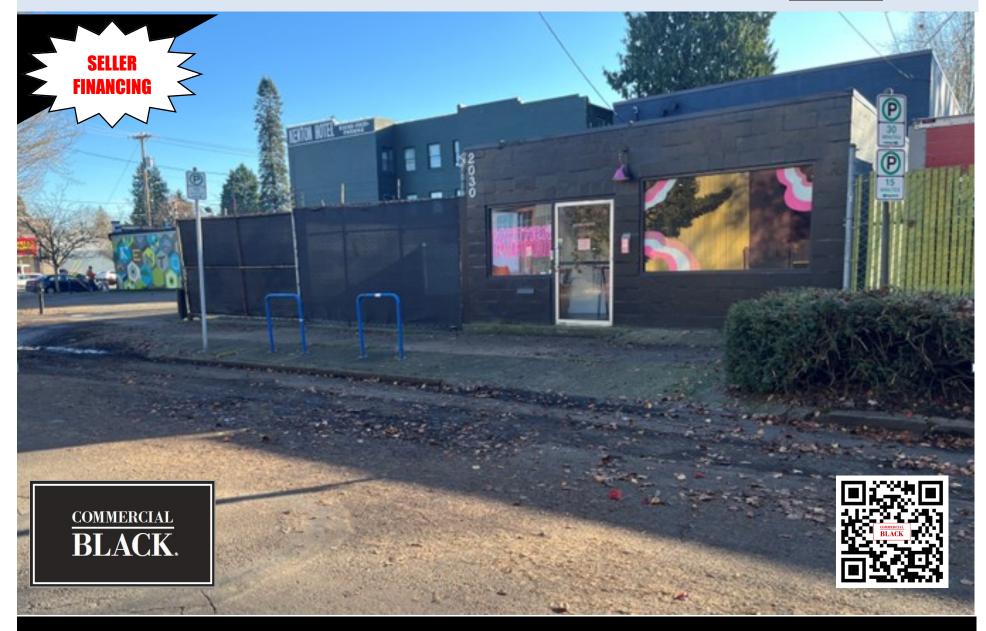
2030 N. Willis Boulevard Portland, Oregon 97217

KENTON

LEASED RETAIL / POTENTIAL OWNER USER For Sale: \$630,000.00

7.29% CAP

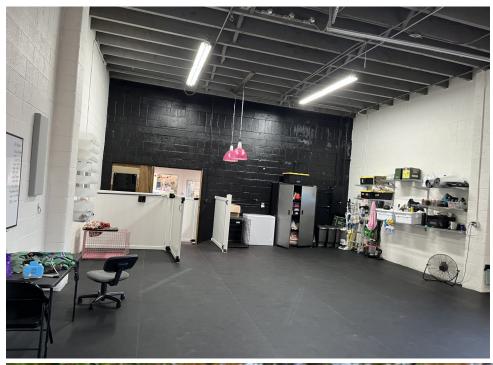


KENTON STREET COMMUNITY















Home Services Team Special Events Contact

FAQs Training

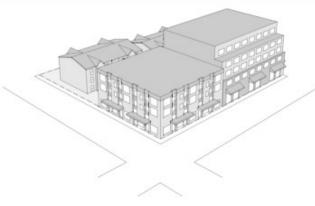
CLIENT PORTAL



Commercial Mixed Use 2 (CM2)

Commercial Mixed Use 2 (CM2)











larger areas zoned for multi-dwelling development. Buildings in this zone are generally expected to be up to four stories, except in locations where bonuses allow up to five stories. For specific zoning code details, visit the zoning code website . The regulations for this zone are

centers and corridors, in other mixed use areas that are well served by frequent transit, or within

found in Chapter 33.130 2.

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













Specific allowable uses include: retail sales and services, office space, household living, vehicle repair, institutional uses and limited manufacturing uses.

Property - Details

- Established Local Tenant
- 7.29% Cap Rate
- \$45,900.00 Annual NOI 2025 June
- +/- 2,232 SF Building (Retail / Industrial)
- +/- 5,000 SF Lot (+/- 2,500 SF Fenced Yard)
- Built In 1953
- Poured In Place Warehouse
- Post And Beam Storefront
- New Roof Over Storefront
- Kenton Neighborhood
- Close to I-5
- CM2 Zoning

otecon real estate actency Initial Agency Disclosure Pamphlet

John Gibson Licensed Oregon Principal Broker OR # 971000078 503-860-3267 john.gibson@commercialblack.com

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



- IDEAL FOR A FUTURE AN OWNER USER
- SELLER FINANCING FOR QUALIFIED BUYERS
- TENANT LEASE EXPIRES IN MAY 2027



