

2030 N. Willis Boulevard Portland, Oregon 97217

KENTON

LEASED RETAIL / POTENTIAL OWNER USER

For Sale: \$630,000.00

7.29% CAP

**SELLER
FINANCING**



COMMERCIAL
BLACK.



KENTON STREET COMMUNITY







**More than *just* a doggy
daycare**

**APPLY FOR
ENROLLMENT**

Commercial Mixed Use 2 (CM2)

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The **CM2** zone is a medium-scale, commercial mixed use zone intended for sites in a variety of centers and corridors, in other mixed use areas that are well served by frequent transit, or within 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 found in [Chapter 33.130](#).

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



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

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

OREGON REAL ESTATE AGENCY
Initial Agency
Disclosure Pamphlet

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

