

FOR SALE

2502-2520 SOUTHWEST MULTNOMAH BOULEVARD, PORTLAND, OR 97219



PROPERTY DESCRIPTION

Industrial/Light Manufacturing investment opportunity at 2502-2520 SW Multnomah Boulevard, Portland, OR, 97219. Opportunity for owner/user occupancy, 5,000 SF building, constructed in 1949. Zoned CE (Commercial Employment), it offers a strategic location within the thriving Portland area. Ideal for savvy investors seeking a secure foothold in the industrial sector. This property presents a potential strong and reliable income stream. Sought-after industrial property with exceptional potential for long-term growth.

PROPERTY HIGHLIGHTS

- 5,000 SF flex use building
- Zoned CE Commercial Employment
- Located on busy Multnomah Blvd
- Ideal for service, manufacturing, and distribution use
- Strategic industrial location

OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	.23 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	2,027	6,998	44,333
Total Population	4,377	16,033	102,116
Average HH Income	\$119,510	\$147,083	\$161,808

RUDY PUENTE

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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.



Additional Photos

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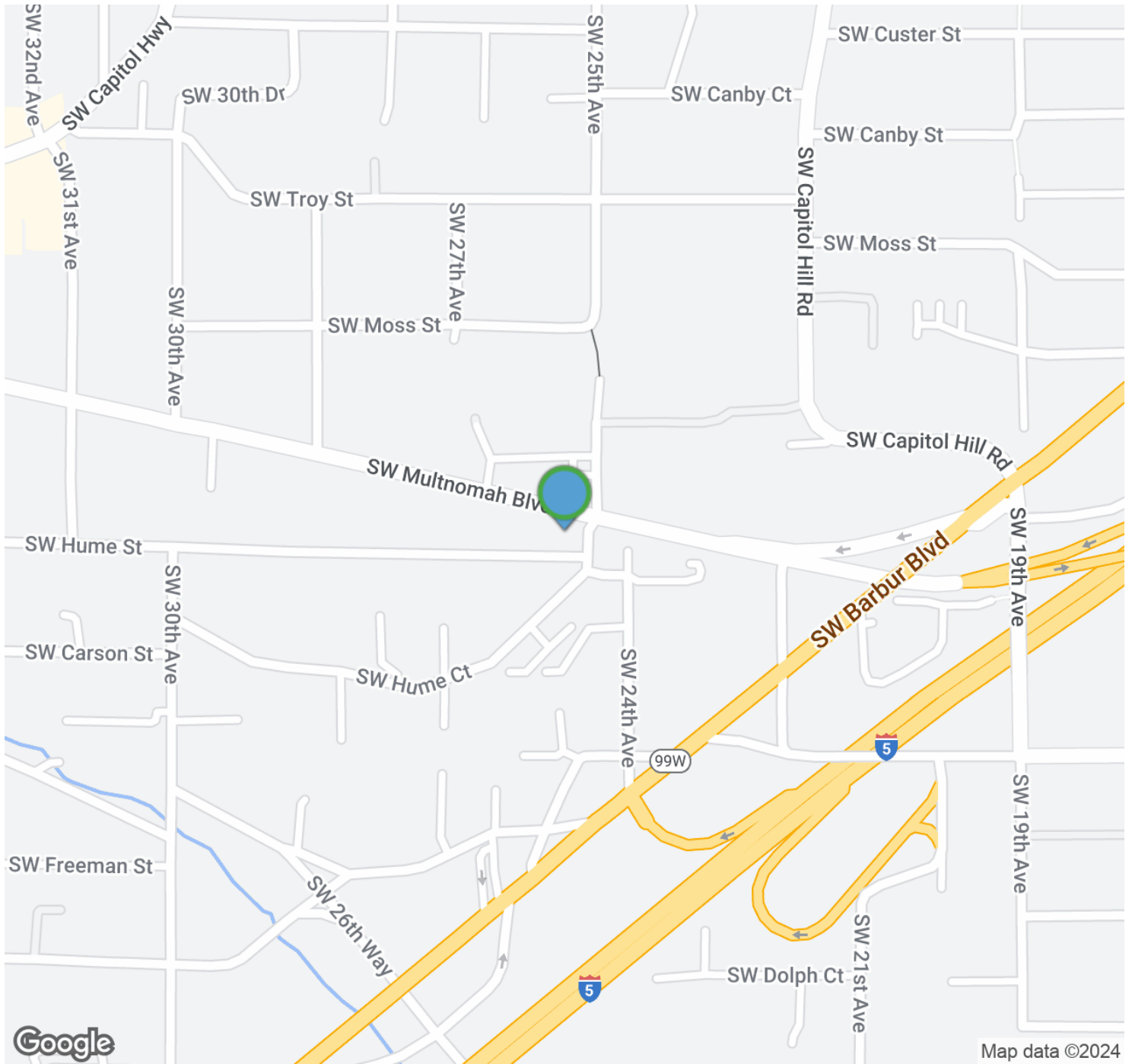
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Location Map

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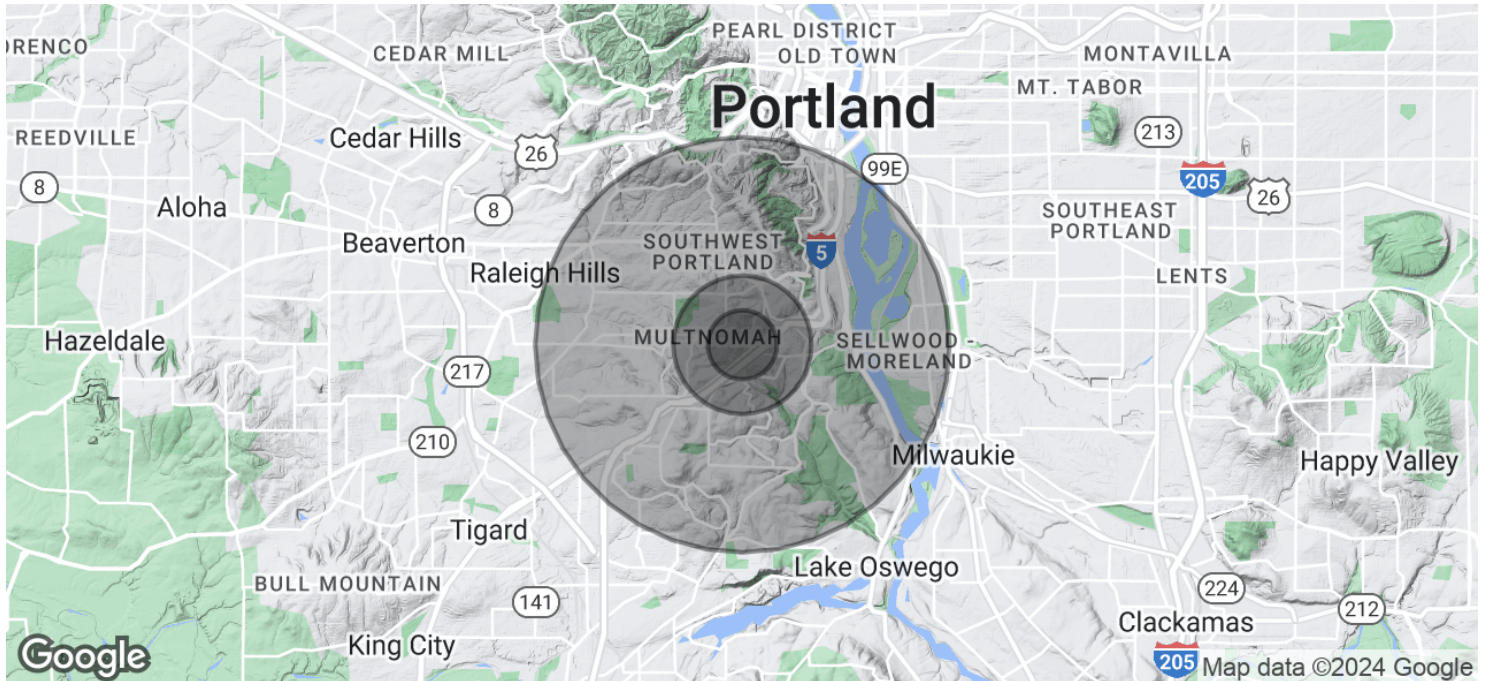
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Demographics Map & Report

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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	4,377	16,033	102,116
Average Age	40	41	43
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	2,027	6,998	44,333
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$119,510	\$147,083	\$161,808
Average House Value	\$711,152	\$762,315	\$832,954

Demographics data derived from AlphaMap

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