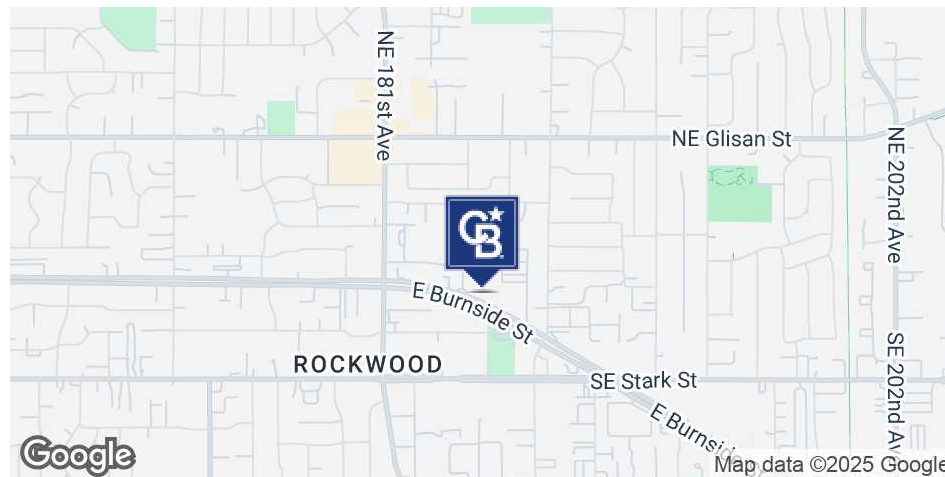


# OVERVIEW EAST COUNTY HOUSING COMMUNITY DEVELOPMENT BUILDING

18445 E Burnside St Portland, OR 97233



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	5,012 SF
Available SF:	
Lot Size:	10,700 SF
Price / SF:	\$259.38
Year Built:	1956
Renovated:	2024
Zoning:	RTC
Market:	Portland MSA

## PROPERTY OVERVIEW

13 offices, 4 bathrooms, multiple cubicle work spaces, Kitchen 3 conference rooms, a large community room, 20+ parking spaces. Explore this prime investment opportunity! The entire 5,012 has been meticulously renovated Built in 1956 and immaculately refurbished in 2024, the property offers a modern, contemporary, ready to occupy, space boasting RTC zoning, it provides flexibility for various office uses and future development potential. This property is next to re-development plans that presents an ideal setting for businesses seeking a prominent presence in the area. This office building is a compelling prospect for astute investors and office users alike.

## PROPERTY HIGHLIGHTS

- Completely remodeled, inside & out
- New roof
- UV charging station

**Becky Potter, CCIM**  
(360) 241-8829



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# PROPERTY DESCRIPTION

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## LOCATION DESCRIPTION

Discover the bustling commercial hub surrounding the property in Portland, OR. Situated in the Portland Metropolitan Statistical Area, this location offers a vibrant array of amenities and attractions. Nearby, the Mt. Hood Community College provides a valuable resource for the local talent pool, while the Columbia Gorge Premium Outlets offer convenient retail options. Additionally, the area boasts a range of dining establishments and recreational facilities, catering to the needs of professionals and employees in the office sector. With its strategic positioning and access to diverse points of interest, the surrounding area presents a compelling opportunity for office building investors.

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# SALE

## EAST COUNTY HOUSING COMMUNITY DEVELOPMENT BUILDING

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# SALE

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# SALE

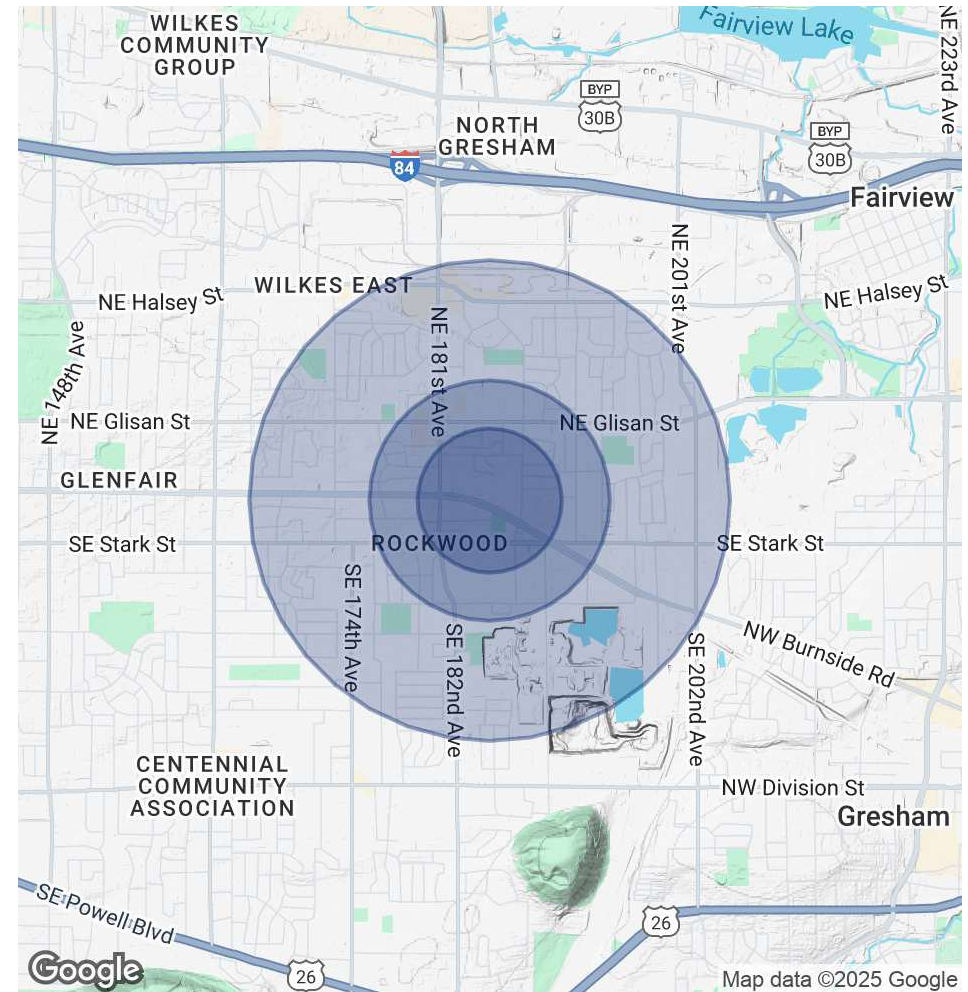
## EAST COUNTY HOUSING COMMUNITY DEVELOPMENT BUILDING

18445 E Burnside St Portland, OR 97233

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,319	8,307	24,341
Average Age	34	35	37
Average Age (Male)	33	34	36
Average Age (Female)	35	37	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	723	2,745	8,227
# of Persons per HH	3.2	3	3
Average HH Income	\$75,301	\$73,375	\$73,847
Average House Value	\$335,302	\$366,124	\$388,254

Demographics data derived from AlphaMap



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# SALE

## EAST COUNTY HOUSING COMMUNITY DEVELOPMENT BUILDING

18445 E Burnside St Portland, OR 97233



### BECKY POTTER, CCIM

Commercial Sales Broker

becky.potter@cbrealty.com

Direct: (360) 241-8829

OR #940700055 // WA #2683 /

### PROFESSIONAL BACKGROUND

Becky's professional real estate career spans over 25 years. She has a thorough knowledge of the Portland and SW Washington markets and is recognized as a leader in Vancouver's investment sales market, having received local and national awards of distinction, honoring her high sales volumes. She has been awarded the distinction of ranking in the top 1% of sales amongst a 50,000 member network. The award of the highest honor of her career was given to her by her network of Peers from the community of Commercial Brokers of SW Washington and the State of Oregon for the Transaction of the Year Award.

In addition to a degree in Business Administration, with a minor in accounting, Becky holds the designation of CCIM (Certified Commercial Investment Member), which is a graduate level program comprised of 200 classroom hours and a comprehensive exam that focuses on financial analysis, market analysis, user decisions such as leasing vs. buying properties, and investment analysis, such as ROI's and IRR's. In addition to the rigorous study, candidates for the title must document a minimum standard of transactions completed over a five-year period in order to be awarded this designation. It is the highest accreditation within the Commercial Real Estate Industry.

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