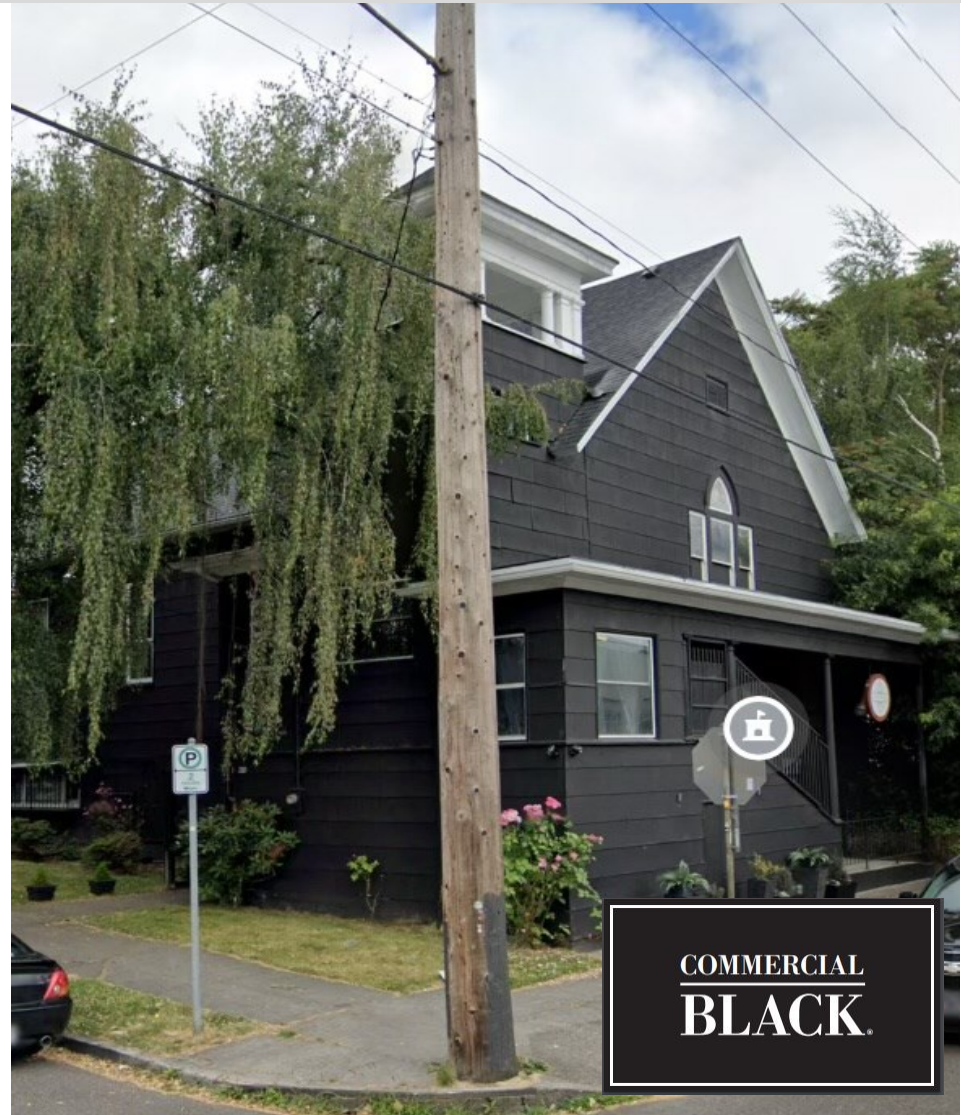


825-837 SE Mill Street Portland Oregon 97214

Unique Opportunity - Multiple Use + Income Streams

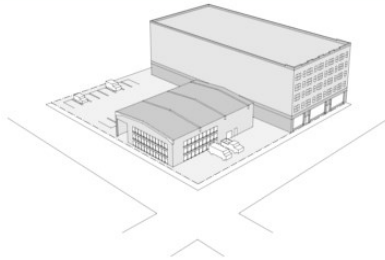
For Sale - \$1,350,000



**COMMERCIAL
BLACK.**

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:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

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**

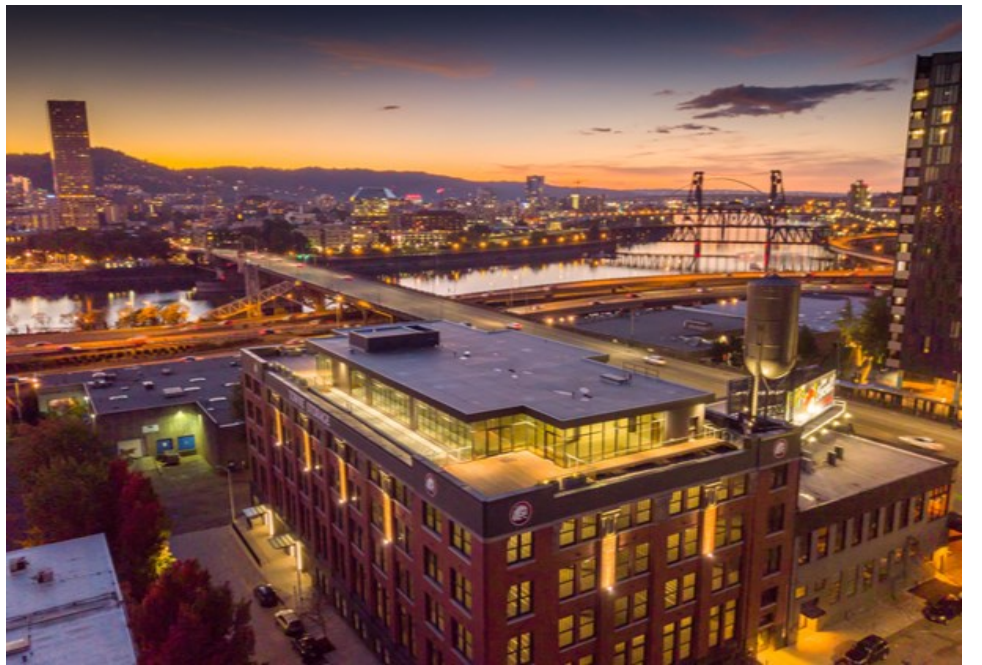
825-837 SE Mill Street—Portland Oregon



Central East Side Industrial District



Yellow Housing Red Commercial Blue Industrial Green Arrow Potential Green Loop Alignment and/or Key East-West Connections



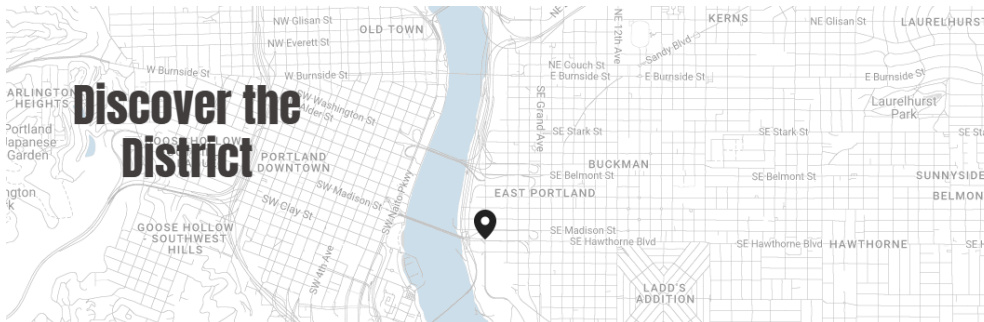




504 Loan
Current Rates
November 2024

25 YEAR TERM
6.28%
20 YEAR TERM
6.35%

- \$1,350,000 Purchase Price
- 10% Down Payment
- 6.28% Interest Rate
- \$1,215,000 Loan Amount
- \$8,038.00 Monthly P&I
- **\$10.11 Per SF Annual P&I**
- **Well Below Submarket Average Lease Rates**
- **Subject to Lending Qualifications**



OREGON REAL ESTATE AGENCY
Initial Agency Disclosure Pamphlet

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