

# Mixed-Use Building with Great Visibility

8283 SW BARBUR BOULEVARD, PORTLAND, OR 97219

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

8283 SW Barbur Boulevard, Portland, OR 97219



## PROPERTY DESCRIPTION

The property is a recently renovated three-story commercial building featuring a top-floor apartment (two bedrooms/one bath), middle-floor commercial space with direct access to the street, and the first floor consists of a medical buildout with several treatment rooms and access to the back secure parking lot. The top-floor apartment was recently remodeled with a new kitchen, bathroom, flooring, and paint. The two floors of commercial space have updated restrooms, new paint, lighting, HVAC, and fence, as well as new exterior paint and a new parking lot.

## PROPERTY HIGHLIGHTS

- Numerous upgrades including fully updated 2 bed/1 bath apartment, HVAC, fence, parking lot, and more
- Mixed-use building with one apartment and two floors of commercial space
- Owner is willing to leaseback part of the building
- Great signage facing Barbur Boulevard
- Quick access to I-5/Highway 99

## OFFERING SUMMARY

Sale Price:	\$1,125,000
Lot Size:	4,768 SF
Building Size:	4,070 SF
Property Taxes:	\$7,965.94
Zoning:	CM2 (Commercial Mixed Use 2, City of Portland)

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	471	2,064	6,941
Total Population	1,004	4,565	15,987
Average HH Income	\$131,413	\$137,526	\$149,415



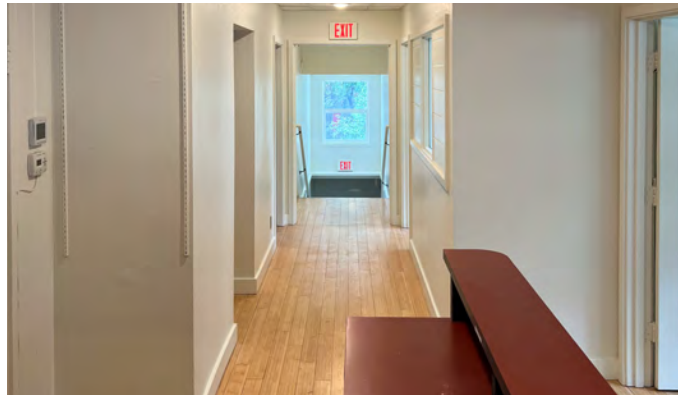
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## LOCATION OVERVIEW

Nestled in the highly sought-after Southwest Barbur Boulevard corridor with close proximity to Multnomah Village, this prime location offers a wealth of amenities and attractions nearby. Enjoy easy access to I-5 and a mix of dining options, retail destinations, and recreational facilities.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, USDA/FPAC/Geo



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