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RETAIL CONDO FOR SALE 10 NE SHAVER STREET, PORTLAND, OR 97212

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# Property Summary

**Property Location:** 10 NE Shaver Street, Portland, Oregon 97212

RSF ..... +/-1,172 RSF

HOA ..... \$450/month

Asking Price ..... \$525,000

- High-traffic location
- Modern construction
- Second-generation retail
- Full HVAC

Located in the heart of the N Williams trade area, this second-generation retail condominium is positioned within a modern, recently constructed building at the corner of NE Shaver and N Williams.

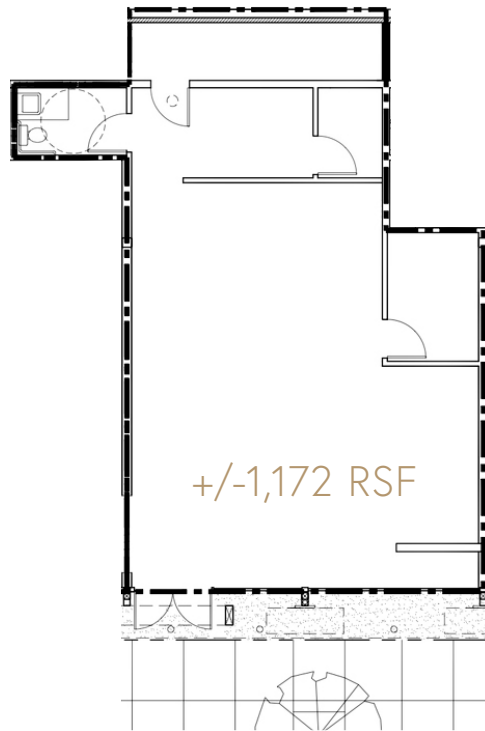
Currently occupied by a tattoo and personal services studio, the space offers excellent adaptability for a wide range of retail, service, or small office uses. Building co-tenants include an established optical store and a nail salon, contributing to a strong mix of complementary businesses and consistent customer activity.

This offering provides an attractive alternative to leasing for an owner-user, with a low barrier to entry into commercial ownership. It also presents a compelling opportunity for an investor seeking exposure to the N Williams trade area. The unit is equipped with a full HVAC system and an ADA-compliant restroom.

PLEASE DO NOT DISTURB TENANT



# Floor Plan

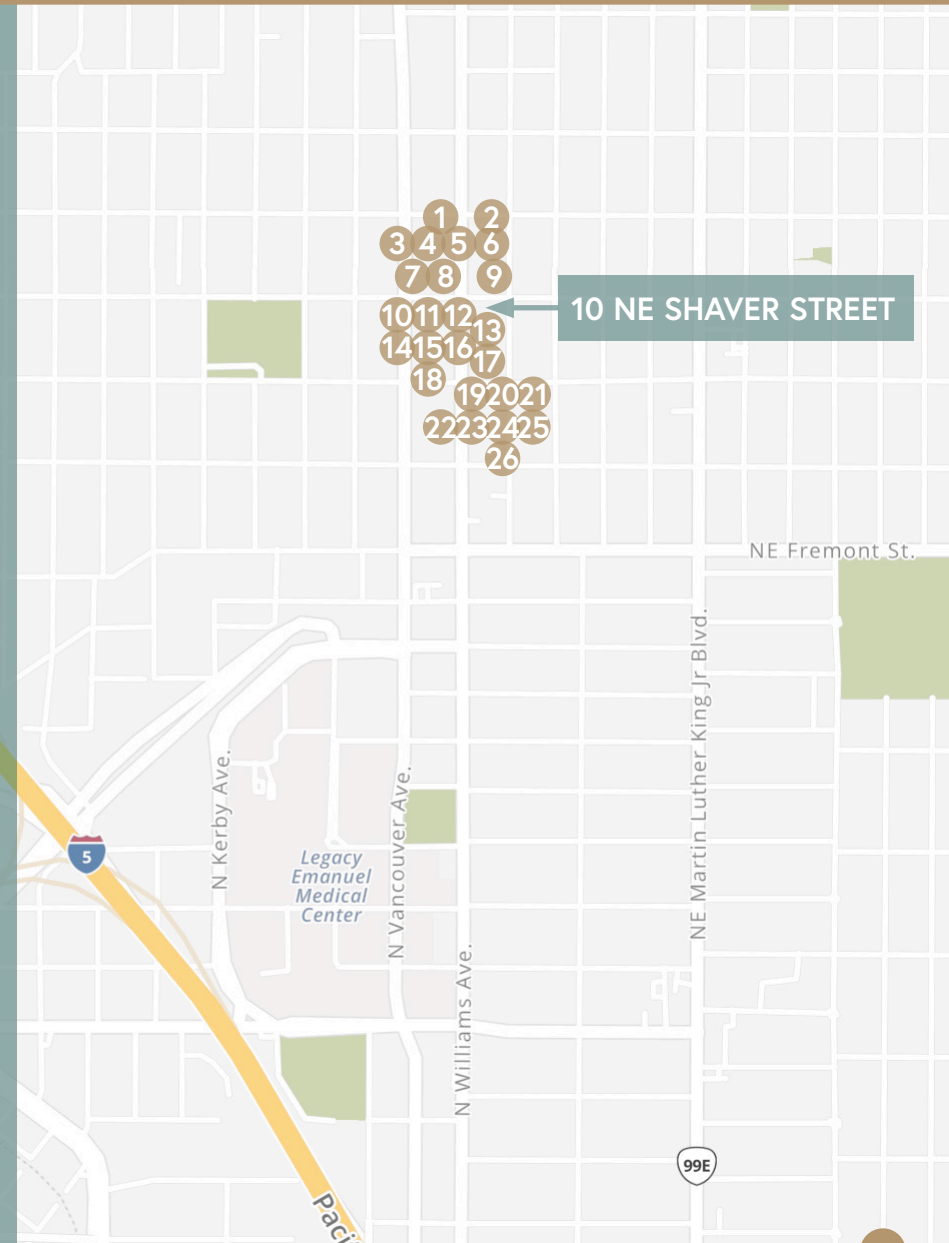


← NE SHAVER STREET →

This drawing is not to scale and is for illustrative purposes only.

# Neighborhood Amenities

1. Sit Still Kids Salon
2. XLB
3. Jinju Patisserie
4. Poa Café
5. Workshop Vintage
6. Birrieria Pepe Chile
7. barre3
8. Either / Or
9. The Celery
10. Prism Fit
11. The Box Social
12. Lúa
13. Quesabrosa
14. Migration Brewing
15. Commensal Fermentation
16. Crisp Salads
17. Ora et Labora Wine Shop and Vinum Lounge
18. La Cocina
19. Eem
20. Alchemy Plants & Thrift
21. EaT: An Oyster Bar
22. Hypnos Coffee
23. Kayo's Ramen Bar
24. Mamma Khouri's
25. Akemi Salon
26. Sushi Hada



# ETHOS COMMERCIAL ADVISORS LLC



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