



For Sale Or For Lease

Call For Pricing

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**2124 N Flint Ave
Portland, OR 97227**

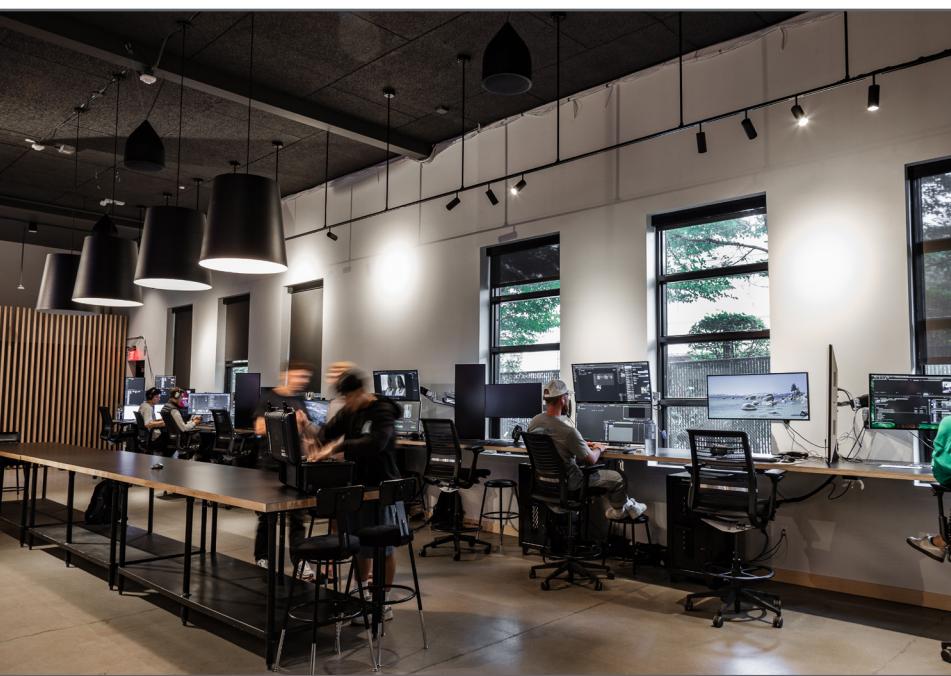
Mixed-Use Investor / Owner-User Property

A Gem In Close-in North Portland

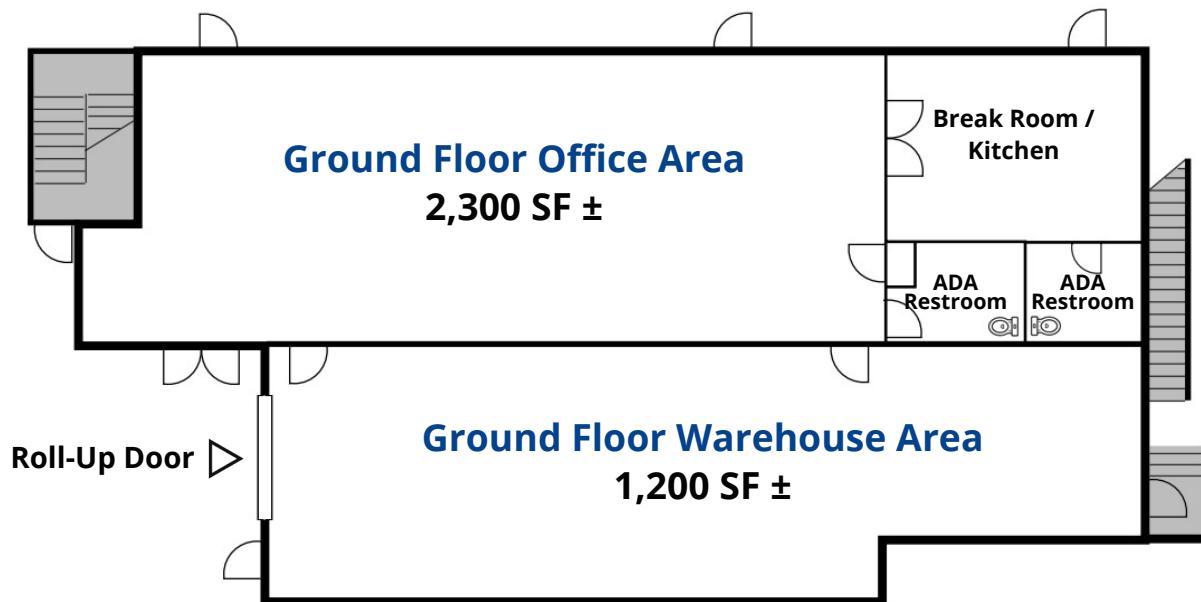
This approximately 5,515 SF two-story mixed-use building offers a unique opportunity with four studio apartments on the upper level, each boasting stunning views of the Portland skyline.

The ground floor features a spacious office and warehouse area with soaring ceilings and a roll-up door, currently vacant and available for lease. The entire property is also available for purchase. Recent capital improvements include a new roof and fresh exterior paint. Pro forma financials and sale pricing details are available upon request.

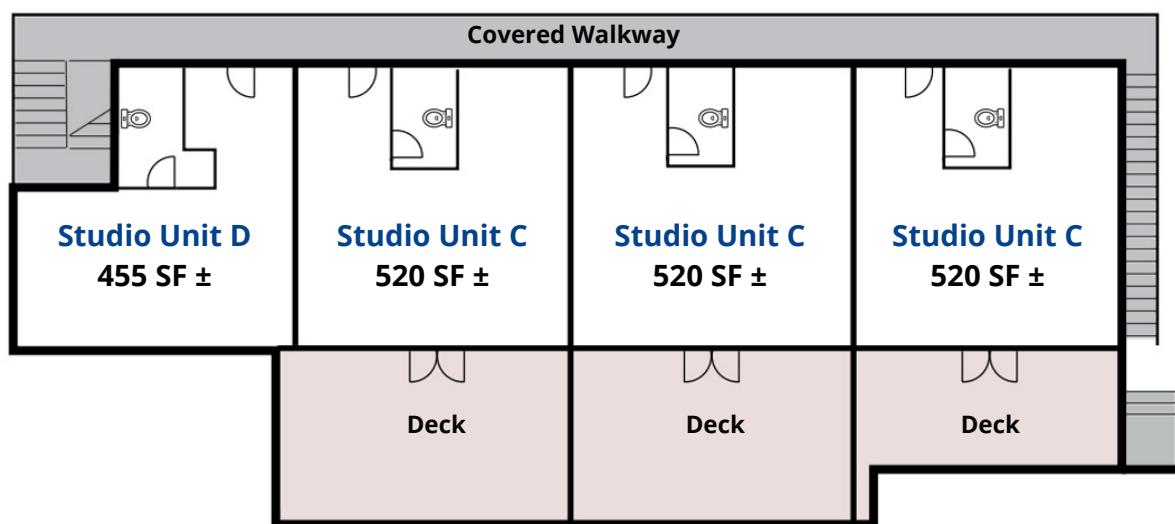
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Floor Plans



Ground Floor



Second Floor





Property Information

ADDRESS: 2124 N Flint Ave

NEIGHBORHOOD: Close-in NE

DELIVERY: 60 Days

YEAR BUILT: 1928 / 2006 refurb.

ZONING: CM3

BUILDING SIZE: 5,515 SF ±

LOT SIZE: 5,000 SF ±

GROUND FLOOR: 4,700 SF ±

RESIDENTIAL: 4 Studio Apartments >



Demographics

DEMOGRAPHICS: 1 MILE 2 MILES 3 MILES

2025 POPULATION: 29,778 129,466 225,869

2030 POPULATION: 30,775 136,115 234,637

TOTAL EMPLOYEES: 40,173 174,049 326,655

TOTAL BUSINESSES: 2,605 14,251 19,662

MEDIAN HH INCOME: \$89,101 \$84,825 \$97,145

MEDIAN AGE: 36.0 37.2 37.9

COLLEGE DEGREE: 71.5% 73.1% 74.4%

