



Johnson Creek Mini-Storage

5803 SE Johnson Creek Blvd, Portland, OR 97206



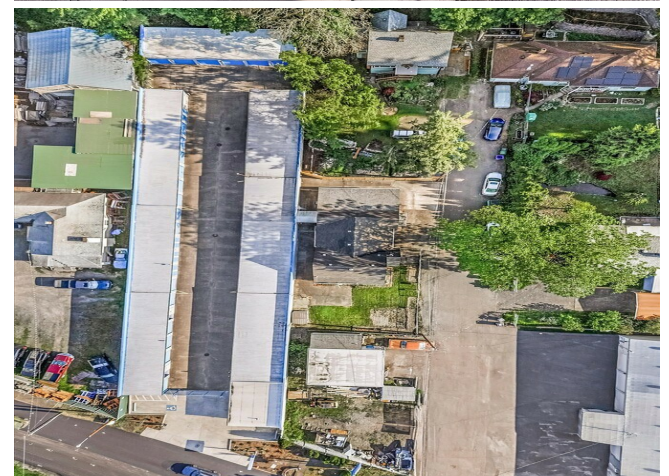
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Johnson Creek Mini-Storage

\$2,400,000

For sale: 68-unit mini storage facility in Southeast Portland with recent capital improvements and a new 600 SF office completed in January 2025. This well-maintained property features one-story wood-frame buildings with concrete foundations, metal roofs, and concrete floors throughout the units. Larger units offer overhead roll-up doors, while smaller units provide pedestrian-door access. Recent upgrades include a new TPO roof on the northerly building and office addition, new concrete approach and driveway with ADA parking, new rolling gate with ADA pedestrian gate, and a new ADA full bathroom with shower. The office includes mini-split heating and cooling, built-in cabinets, desks and countertops, a kitchen sink with garbage disposal, a dishwasher, a hot water tank, washer/dryer hookups, 3 separate work stations, a reception area, and wired security camera and alarm systems...

- 68-unit mini storage
- One-Story with ADA parking
- New Rolling gate with ADA pedestrian gate



| | |
|----------------------|--------------------------|
| Price: | \$2,400,000 |
| Property Type: | Specialty |
| Property Subtype: | Self-Storage |
| Building Class: | C |
| Sale Type: | Investment or Owner User |
| Cap Rate: | 4.21% |
| Lot Size: | 0.40 AC |
| Gross Building Area: | 9,346 SF |
| Sale Conditions: | Business Value Included |
| No. Stories: | 1 |
| Year Built: | 1988 |
| Zoning Description: | CC |
| APN / Parcel ID: | 00068232 |
| Walk Score ®: | 50 (Fairly friendly) |
| Transit Score ®: | 30 (Somewhat friendly) |

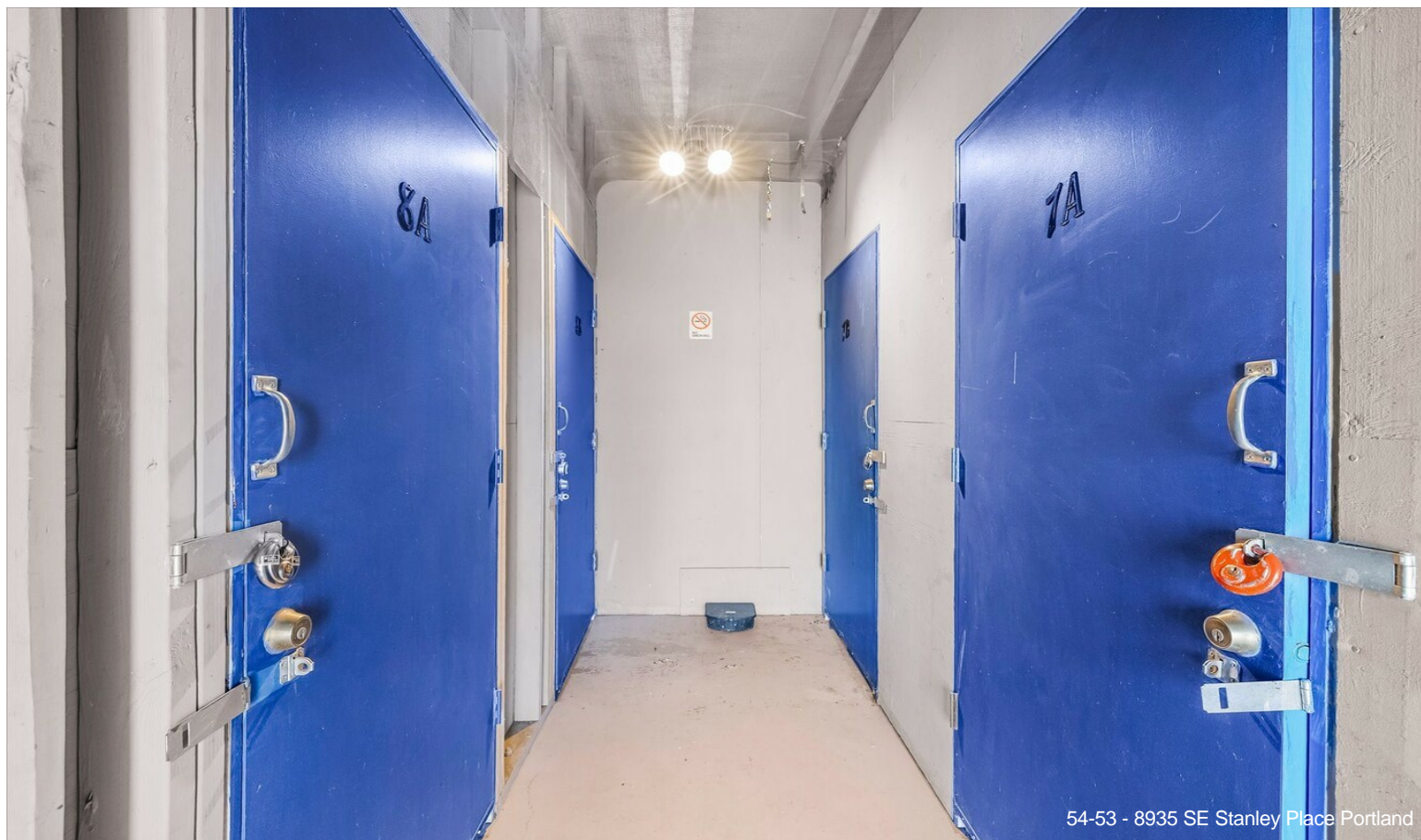
Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------------------------------|-------------|---------------|
| Hugo Kern Furniture Refinishing | - | |
| Johnson Creek Mini-storage Llc | - | |
| Northwest Roof Tech | - | |
| Ruffin Construction | - | |



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Property Photos



54-53 - 8935 SE Stanley Place Portland



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Property Photos



Property Photos



57-56 - 8935 SE Stanley Place Portland

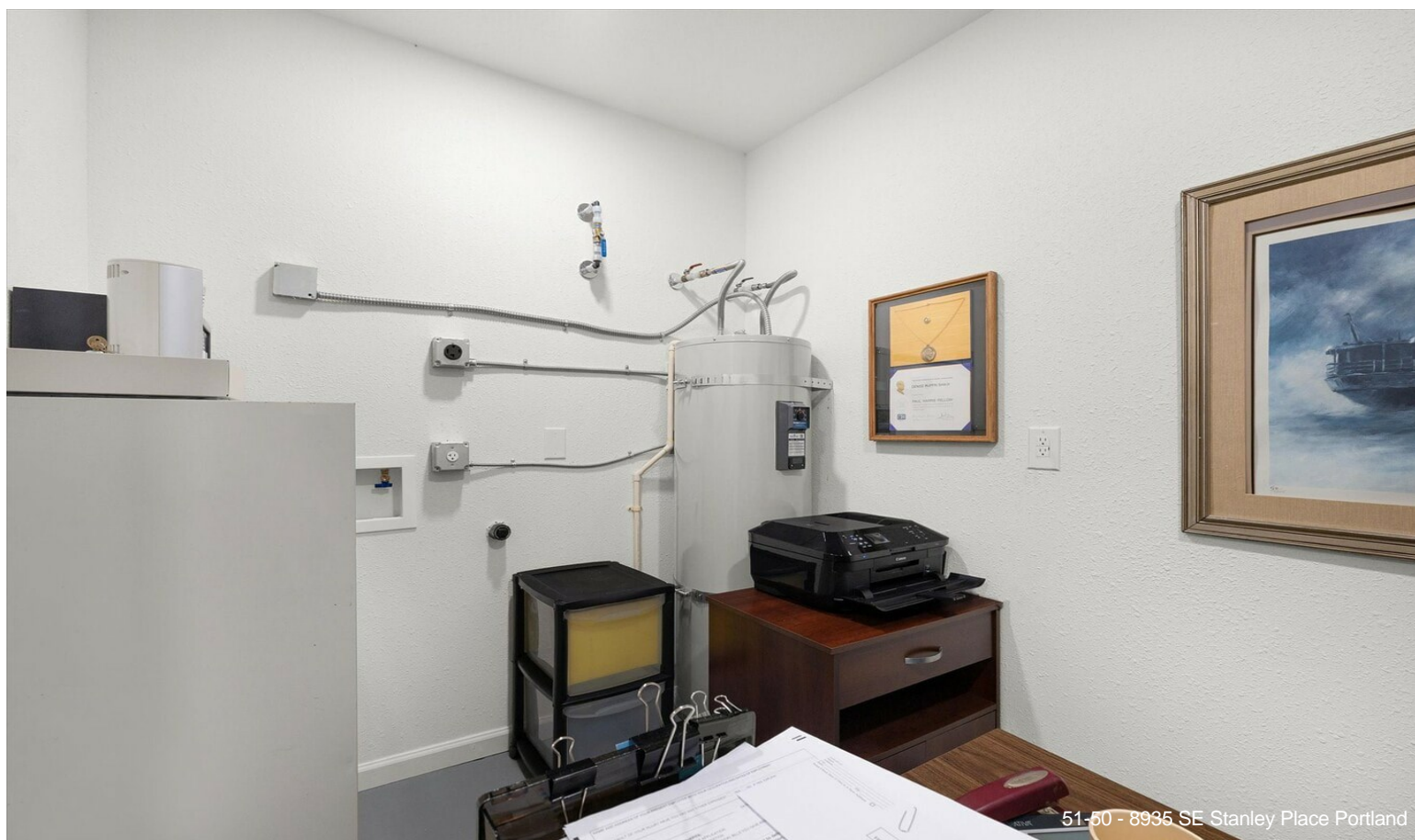


56-55 - 8935 SE Stanley Place Portland

Property Photos

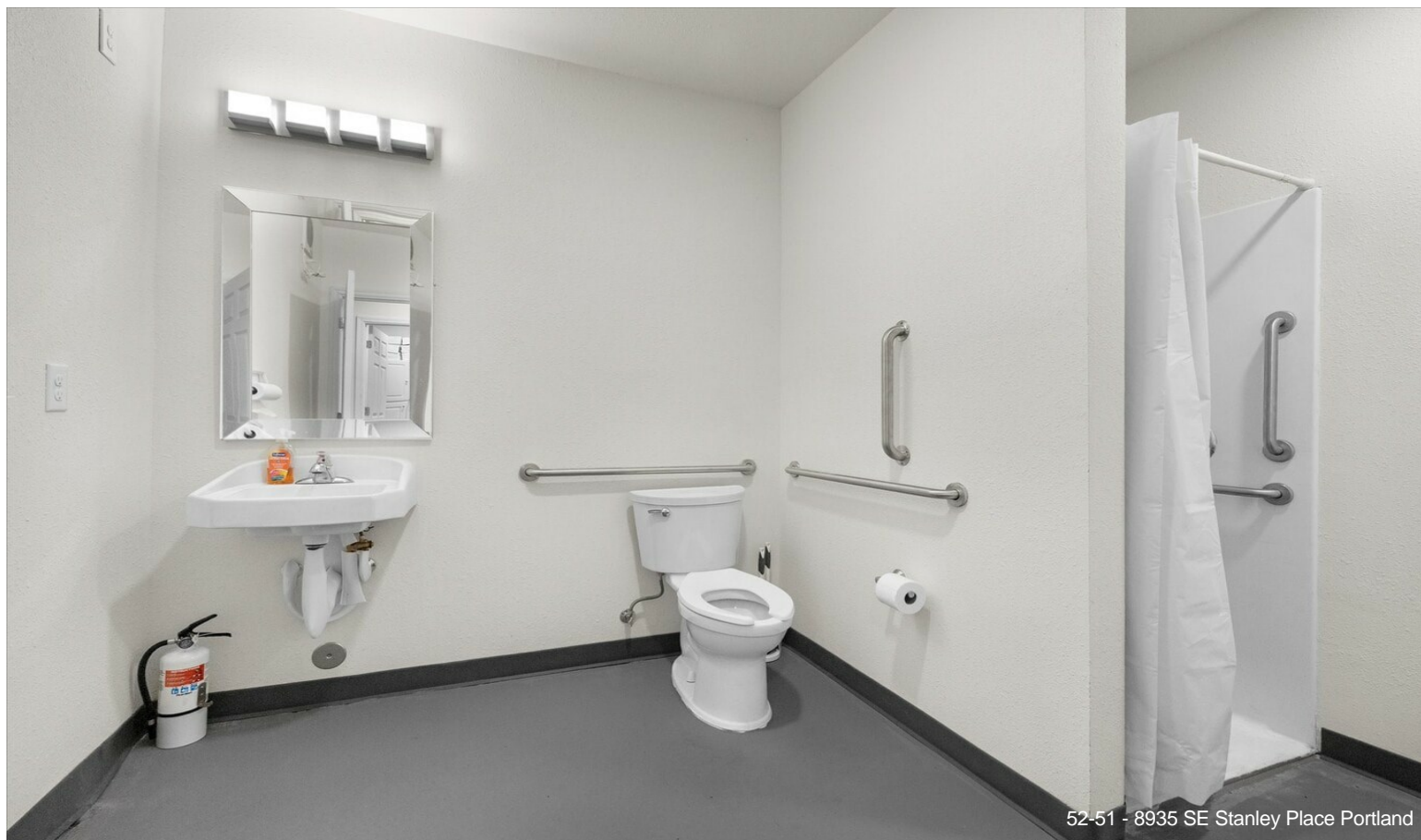


58-57 - 8935 SE Stanley Place Portland



51-50 - 8935 SE Stanley Place Portland

Property Photos



52-51 - 8935 SE Stanley Place Portland



60-59 - 8935 SE Stanley Place Portland

Property Photos



67-66 - 8935 SE Stanley Place Portland



68-67 - 8935 SE Stanley Place Portland

Property Photos



69-68 - 8935 SE Stanley Place Portland



70-69 - 8935 SE Stanley Place Portland

Property Photos

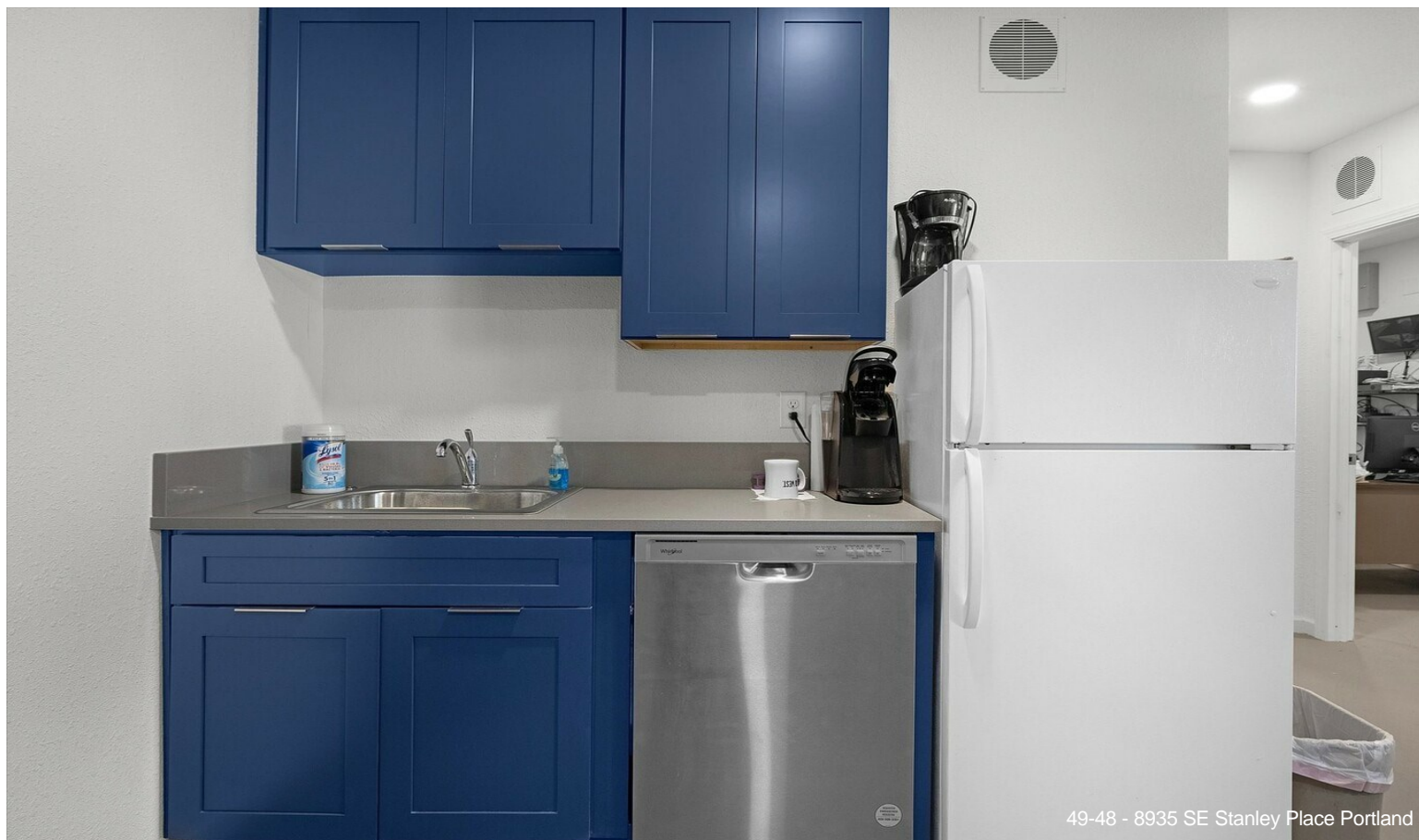


71-70 - 8935 SE Stanley Place Portland



48-47 - 8935 SE Stanley Place Portland

Property Photos

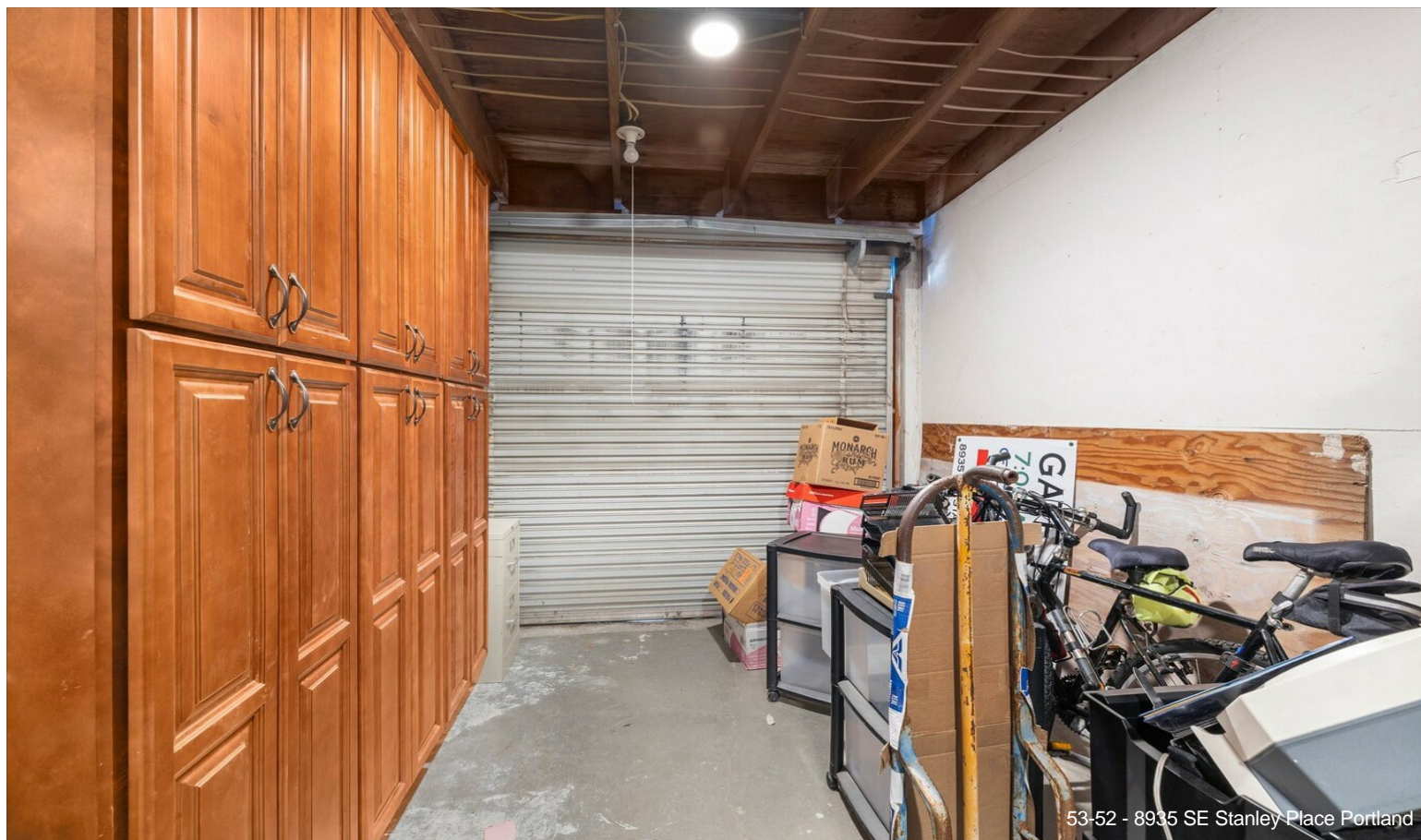


49-48 - 8935 SE Stanley Place Portland



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Property Photos



Property Photos



Building Photo



Interior Photo

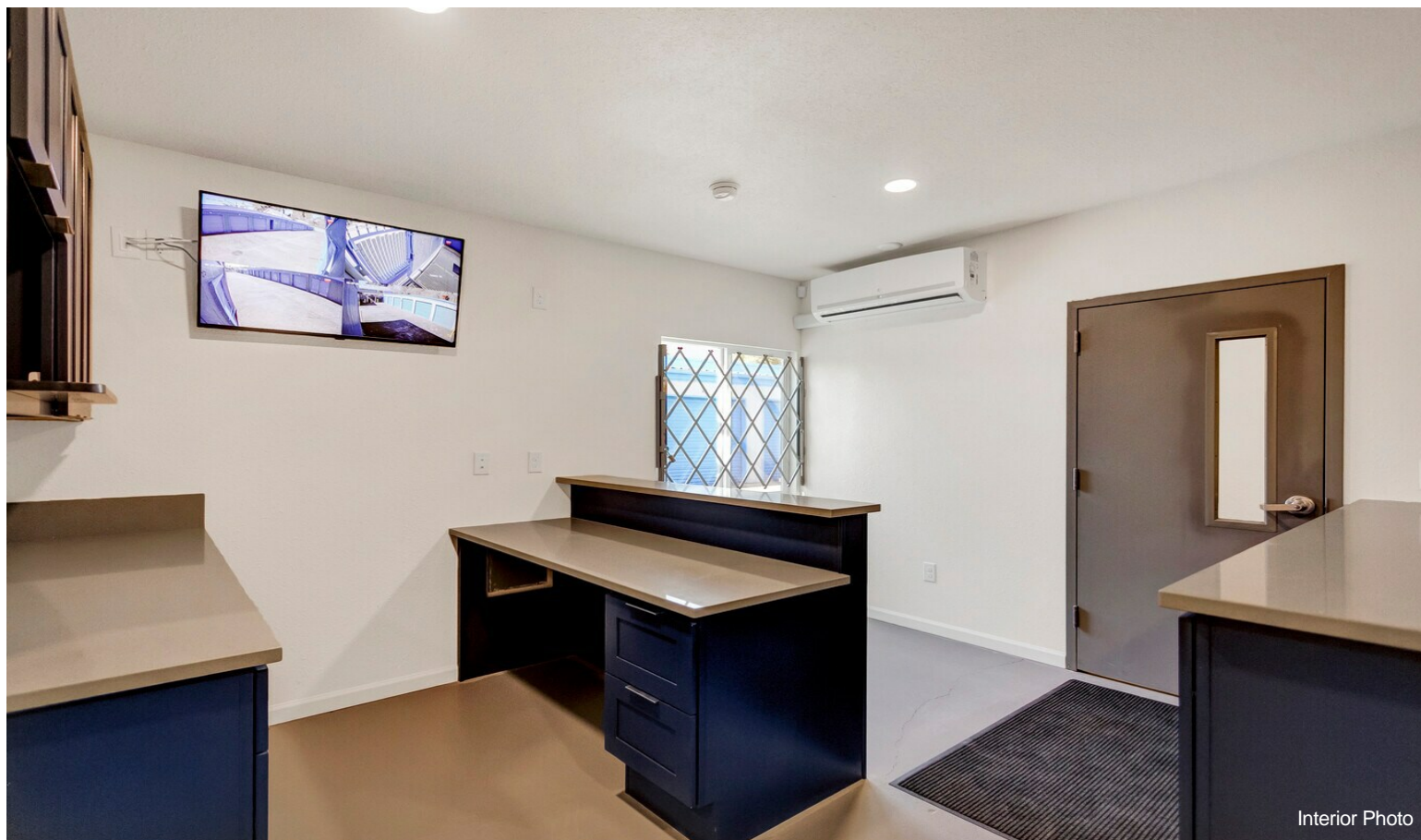
Property Photos



Property Photos



Property Photos



Interior Photo



Aerial

Property Photos



Aerial



Building Photo

Property Photos

