

FOR SALE 100% LEASED
INVESTMENT OPPORTUNITY

\$750,000

12436 SE POWELL BLVD, PORTLAND, OR 97236

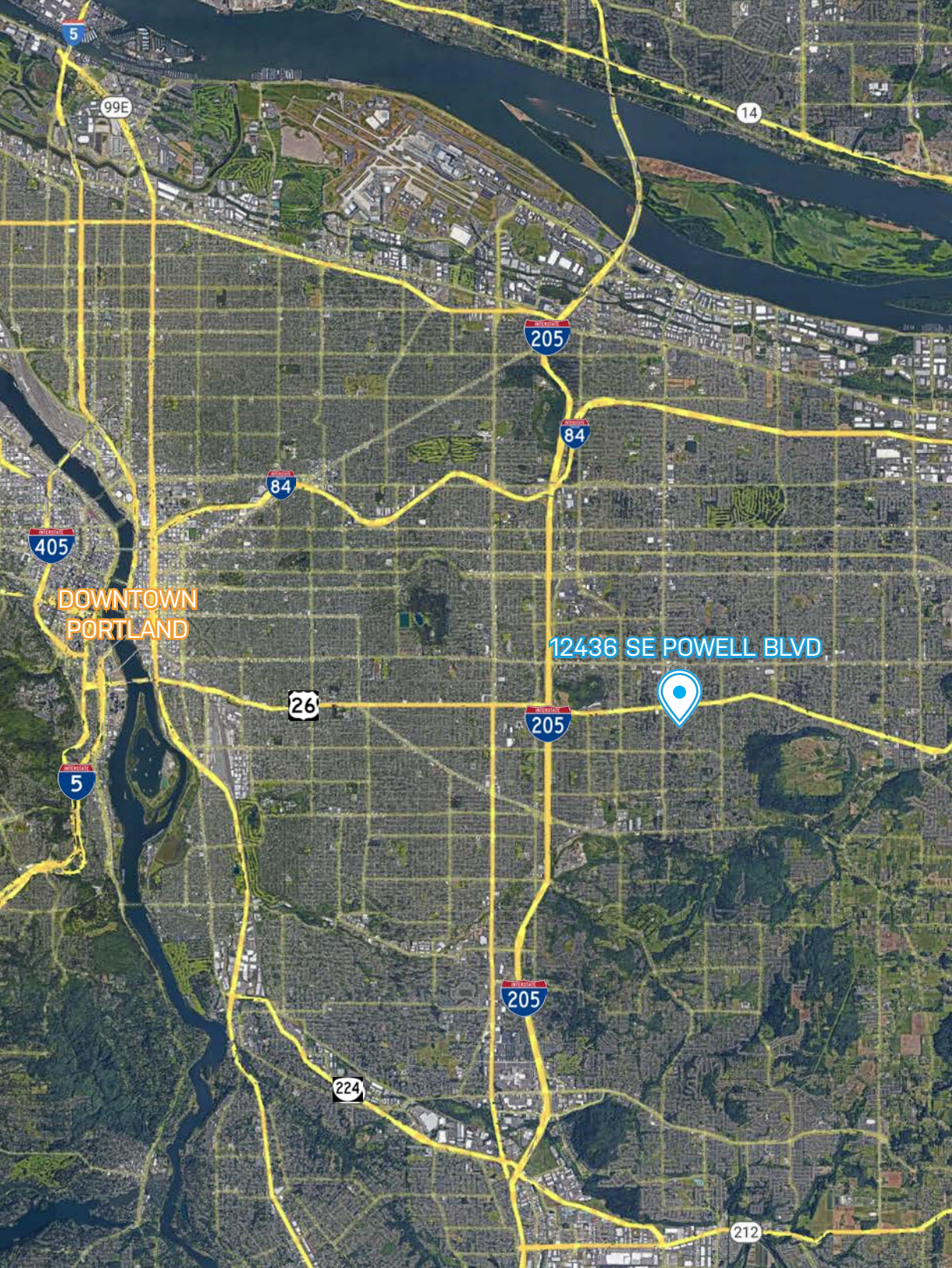


Apex Real Estate Partners
415 NW 11th Ave, Portland, OR 97209
503.595.2840 / www.apexcre.com

Irfan Tahir, Director
971.346.2512
Irfan@apexcre.com

Tom Shimota, Director
503.709.3689
Tom@apexcre.com





FOR SALE



\$750,000 (13.5% CAP rate)



Building size 3,100 RSF



Year built 1946 / Renovated 2019



100% leased
5 year lease with 2, 3 year renewal options



Well capitalized tenant with multiple stores
and vertical integration



Site size \pm 8,437 SF / \pm 0.19 AC



Parking \pm 4.00 / 1,000 SF



Excellent location on SE Powell Blvd / Hwy 26



Zoning Commercial Mixed Use 1 - CM1