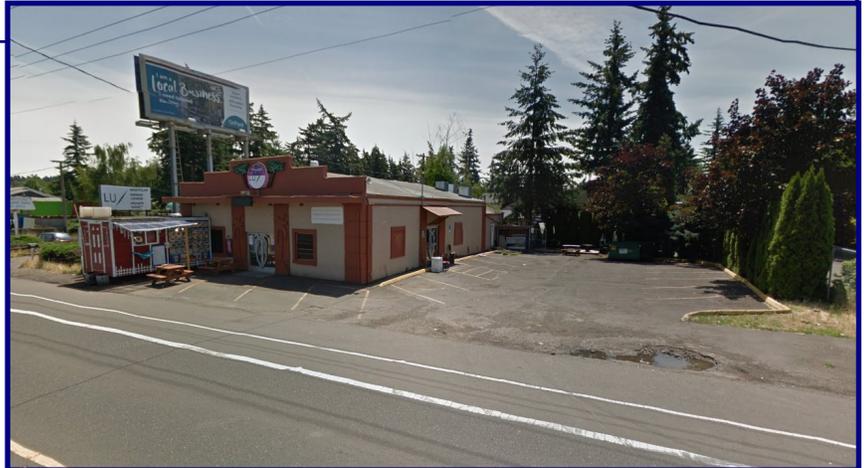


12436 SE Powell

12436 SE Powell Blvd, Portland OR 97236

This is a stand alone building located just East of SE 122nd on Powell Blvd. Powell Blvd is a highly trafficked street with an average traffic count of 21,379 cars per day both East and West bound combined in addition to being on the trimet bus line. This building has two entrances, one facing the parking lot and one facing Powell Blvd. The Original building was 2,400 square feet, built in 1946 and a 700 square foot addition was permitted and added between 2008 and 2010. There are approximately 16 off street parking spaces adjacent to the building. The property has previously been used as a restaurant, all former fixtures have been removed and plumbing has been capped but the infrastructure should still remain.



FOR SALE

Income investment or owner/user property

9,347 SF Lot**+/- 3,100 SF Building****PRICE: \$680,000**

\$220 per square foot - 7.4% cap rate

Rental Income:**\$4,200/month****\$50,400/Year**

Increases to \$4,500/month October 1, 2017

\$54,000/Year

Expenses:

Tenant pays \$191 per month towards taxes and insurance
\$2,292 per year

Leased through September 30, 2018

Demographics

	1 Mile	3 Mile	5 Mile
Population:	28,369	169,341	403,780
Average HH Income:	\$48,859	\$56,104	\$63,735

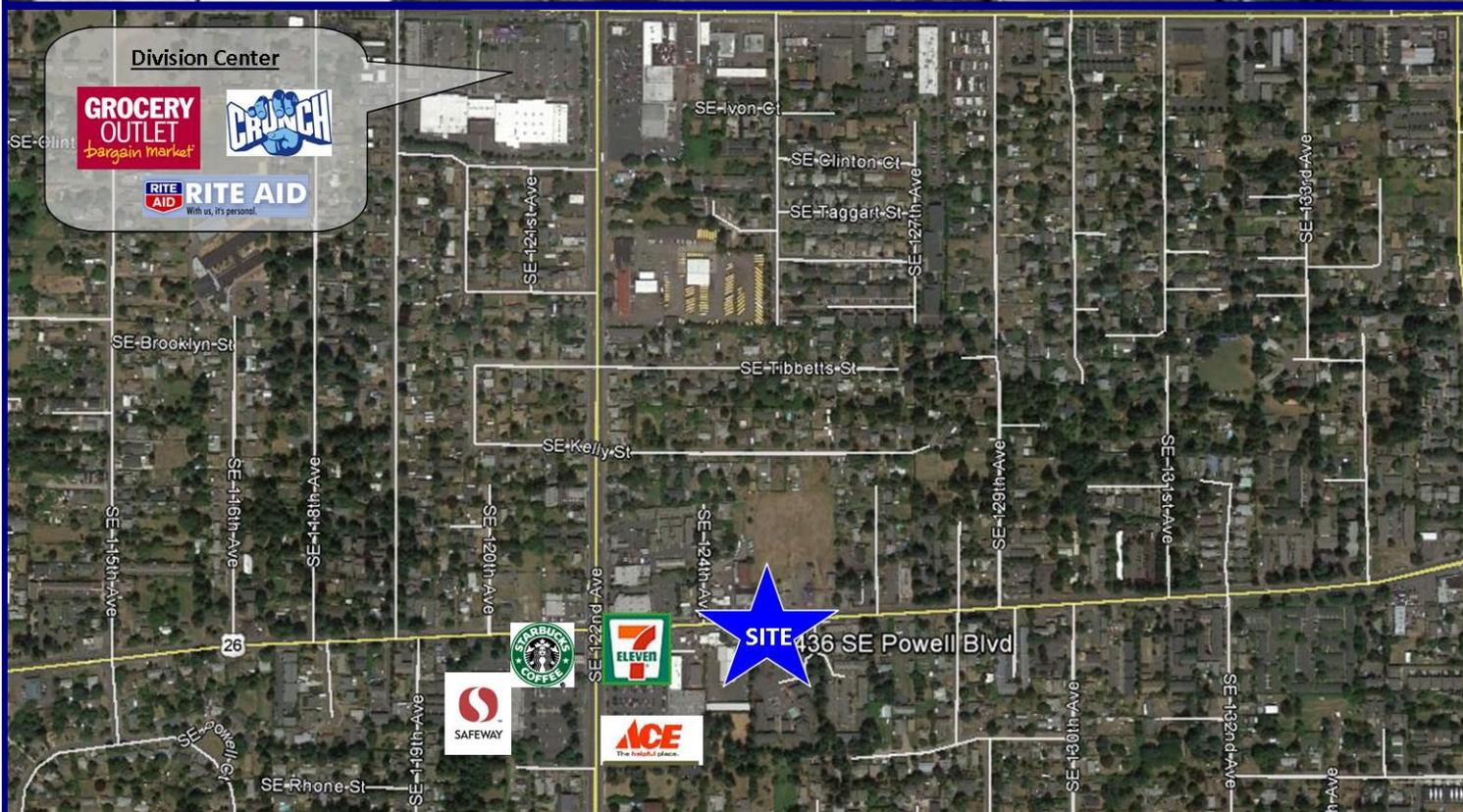
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