

For Sale / Lease / Option - SE Portland Owner User Building \$1,525,000.00

2232 SE Clinton Street Portland, Oregon 97202



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Maximizing Value with Market Knowledge

Property Overview 2232 SE Clinton Street



2232 SE CLINTON ST
PORTLAND, OR 97202



PROPERTY

Year Built	1949
Description	RESIDENTIAL, COMMERCIAL USE
Bathrooms	2 HALF BATHS
Building Area	2,016 sq ft
Neighborhood	HOSFORD-ABERNETHY NEIGHBORHOOD DISTRICT ASSN.
Jurisdiction	Portland / Multnomah
Zoning	CR - Commercial Residential ▾
Elevation	75 ft (approximate)

Improvements

Improvement Type	RESIDENTIAL, COMMERCIAL USE
Improvement Value	\$295,420.00
Building Class	1 STY
Actual Year Built	1949
Effective Year Built	1949
Foundation Type	Concrete
Roof Cover Type	COMPOSITION

Segment Number	Segment Type	Class	Area Sq Ft
1	MAIN	3N	2016
2	DET GAR	3N	720
3	BLACKTOP	3N	3200

Commercial Residential (CR)



The **CR** zone is a low-intensity zone for small and isolated sites within low density residential neighborhoods. It allows for small scale retail and service uses for surrounding residential areas, and limits residential density where commercial uses are not present. Some buildings in this zone may be up to three stories tall, but overall scale is calibrated to nearby residential zones.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.130](#).

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BUILDING INFORMATION

- +/- 2,106 SF Building and +/- 720 SF Garage
- +/- 6,060 Square Foot Lot
- Ultra Modern Remodel Completed 2021
- New Custom Cabinetry / Hi End Contemporary Finishes
- New Insulated Roof
- New Plumbing / Updated Sewer
- New Electrical (Three Phase)
- New Lighting
- New Ductless Mini Split System
- Eight Foot Sliding Glass Doors
- Three Sided Window Line
- Fully Enclosed Private Patio
- Corner Lot - Great Exposure—Rare with Parking
- Second Building Cinder Block Garage Ready For Expansion
- Rare One of a Kind Close in East Side Property
- Limited Opportunity for an Owner User
- Upgraded (B) Occupancy Rating
- 2 ADA Bathrooms
- Updated Framing and Seismic Reinforcement
- Qualified Buyers Only

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COMMERCIAL
BLACK

Demographics

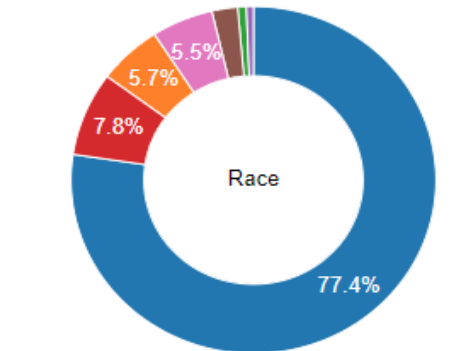
Portland Population by Race

Source: US Census 2017 ACS 5-Year Survey (Table B03002)

Population by Race ?

Total	Hispanic	Non-Hispanic
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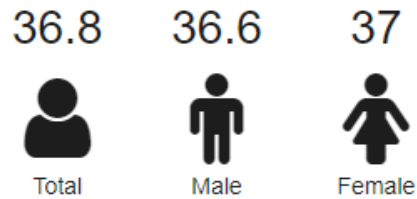
Race	Population
White	487,660
Asian	49,200
Black or African American	35,929
Two or More Races	34,358
Some Other Race	14,399
American Indian and Alaska Native	4,871
Native Hawaiian and Other Pacific Islander	3,914



Legend for Race Donut Chart:

- White
- Black or African American
- American Indian and Alaska Native
- Asian
- Native Hawaiian and Other Pacific Islander
- Some Other Race
- Two or More Races

Portland Median Age



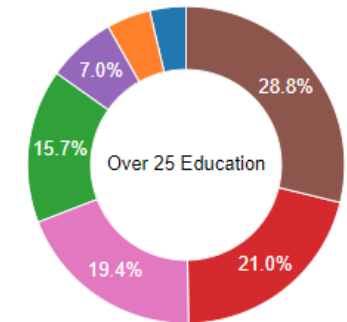
Portland Adults

There are 515,078 adults, (75,602 of whom are seniors) in Portland.

Portland Household Types

Type	Owner	Renter
Married	76.1%	23.9%
All	53.4%	46.6%
Male	48.8%	51.2%
Female	45.3%	54.7%
Non Family	37.3%	62.7%

53.4% Rate of Home Ownership



Legend for Education Donut Chart:

- Less Than 9th Grade
- Ninth To 12th Grade
- High School Grad
- Some College
- Associates Degree
- Bachelors Degree
- Graduate Degree

Neighborhood Map - SE Clinton and Division

