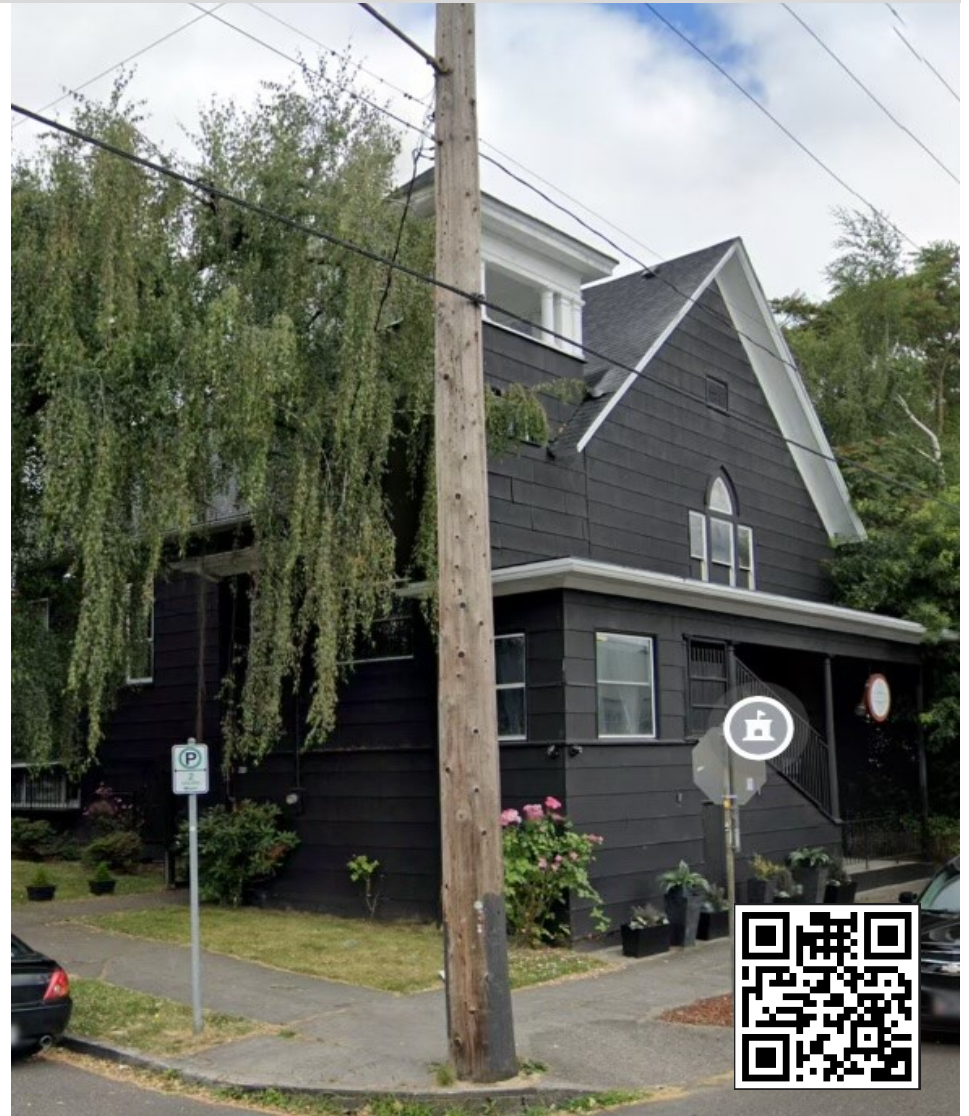
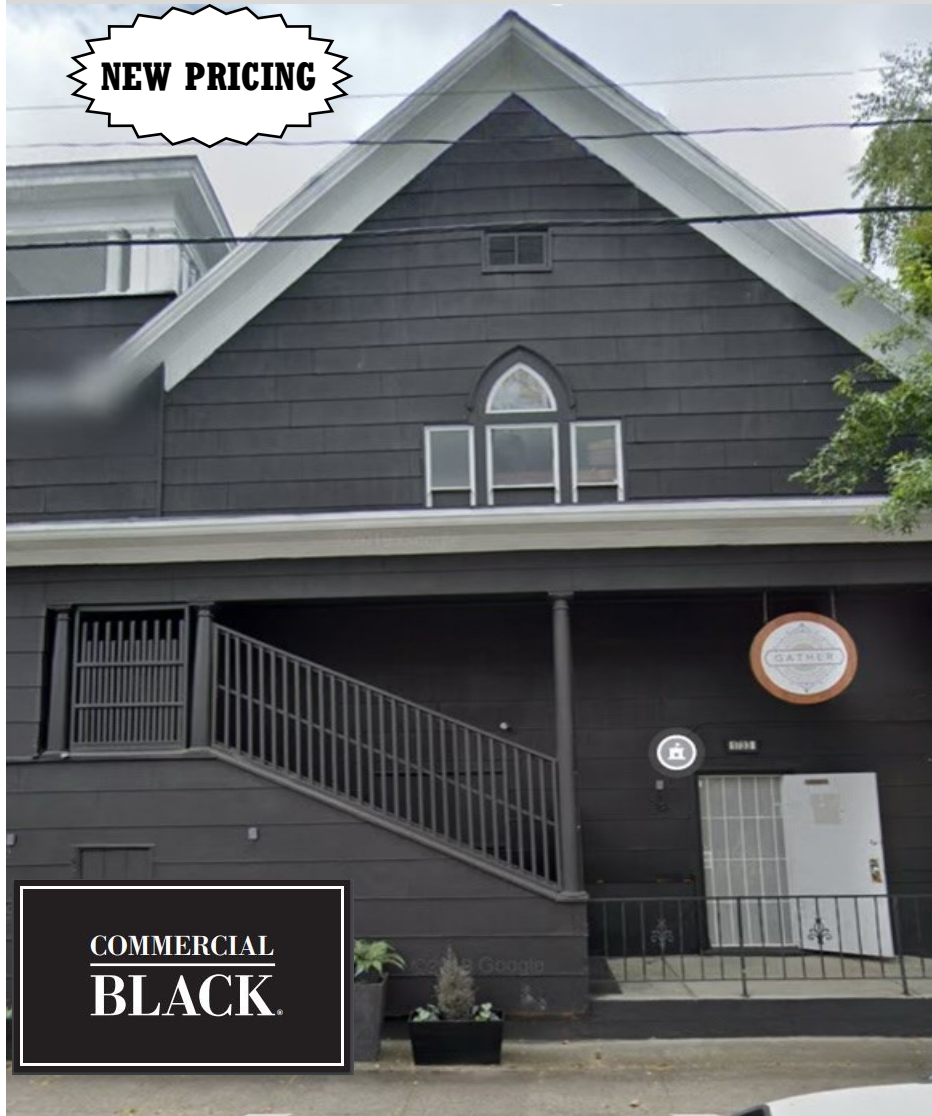


825-837 SE Mill Street Portland Oregon 97214

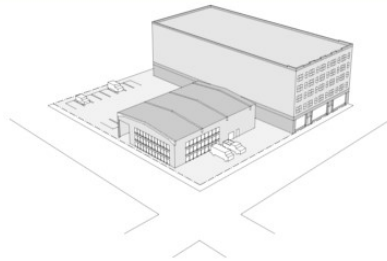
Unique Opportunity - Multiple Use + Income Streams

For Sale - \$1,200,000



## Property Overview - Zoning

### General Employment 1 (EG1)



The **EG1** zone generally features smaller lots and a grid block pattern. The area consists of sites with high building coverages and buildings which are usually close to the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140](#).

Generally, the uses and character of this zone are oriented towards:



RETAIL



OFFICE



RESIDENTIAL



INDUSTRY



INSTITUTIONAL



OPEN SPACE

Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.

### Urban Renewal Area ▾

**Property Eligible**

Yes

**District**

Central Eastside

- **Two Tax Lots**
- **825 SE Mill Street (R275996) Residential Home**  
**+/- 1,488 Square Feet Building**  
**Two Bed / Two Bath**  
**Good Storage / Off Street Parking**  
**Built in 1920**  
**Access to event space from basement**  
**+/- 1,650 Square Feet Land**
- **837 SE Mill Street (R275995)**  
**+/- 4,209 Square Feet Building**  
**Former VFW Hall**  
**First Floor Open Area—Former Bar (plumbing in place)**  
**Second Floor Large Open Area For Events With A Stage**  
**Upper Level Balcony Seating**  
**Good Basement Storage**  
**+/- 3,350 Square Feet Land**
- **Over \$400,000.00 in upgrades including new roofs**



## 825-837 SE Mill Street—Portland Oregon



# CONCEPT RENDERINGS





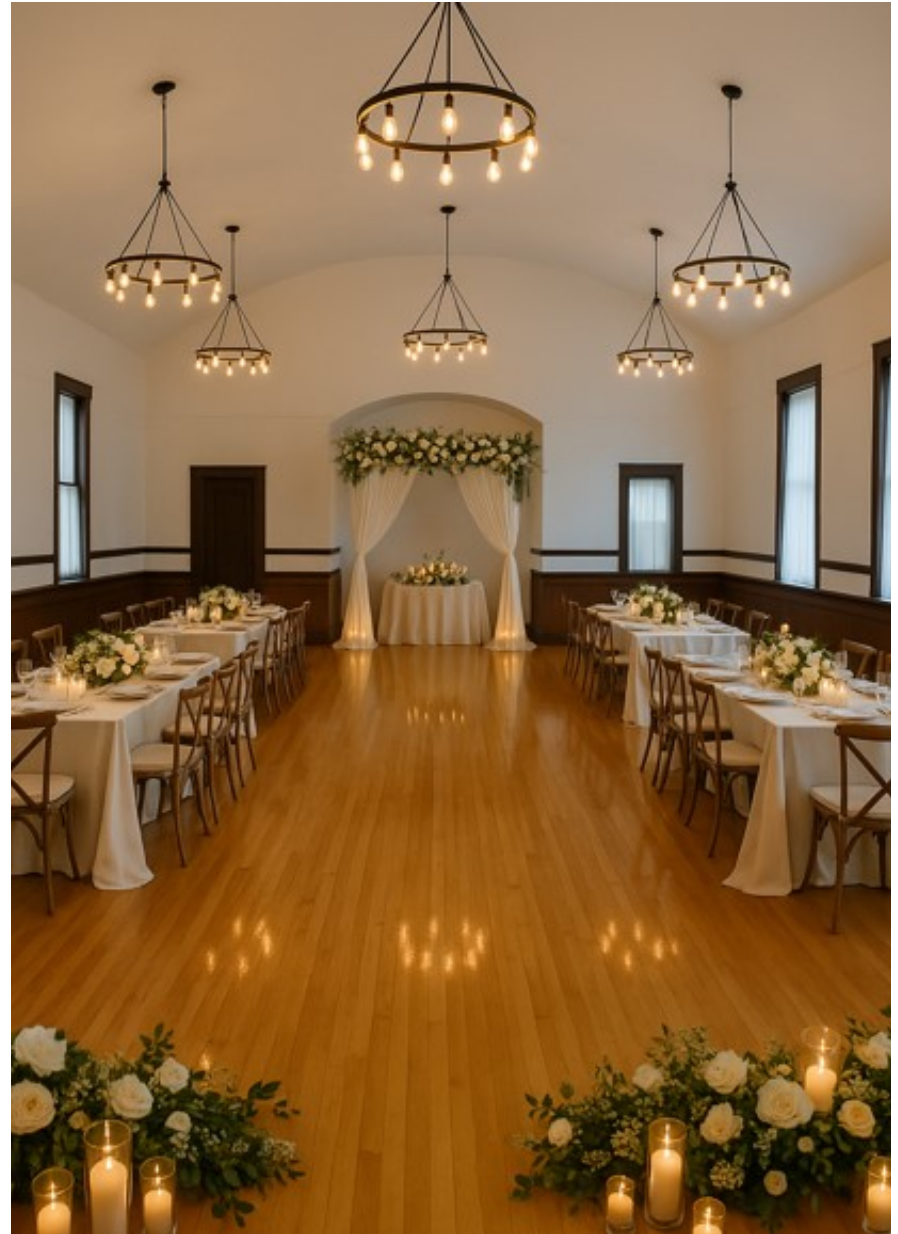
# CONCEPT RENDERINGS



# CONCEPT RENDERINGS







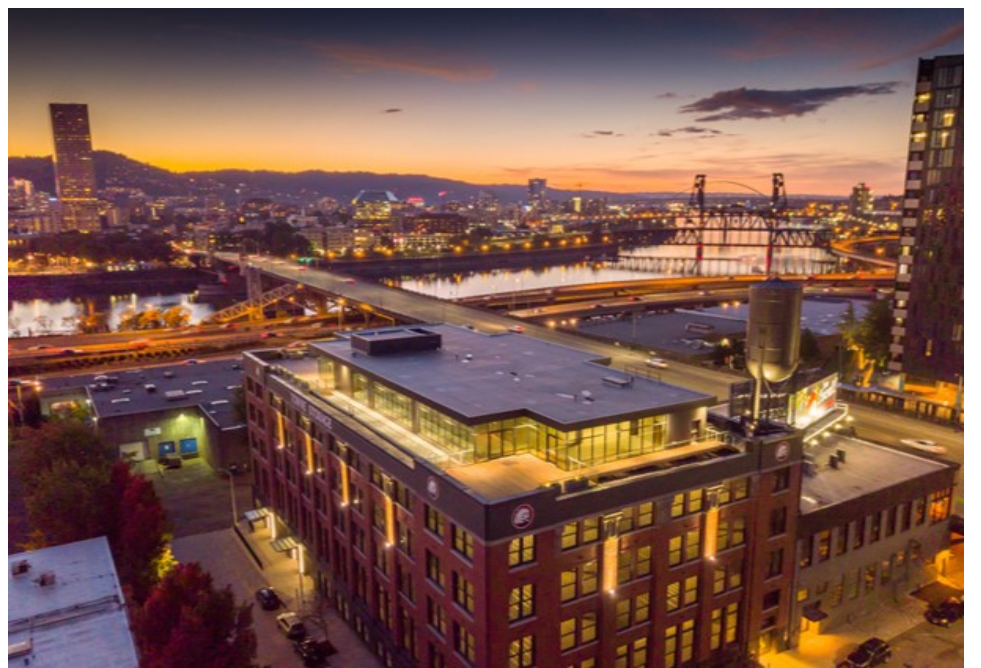


# Central East Side Industrial District



Housing
  Commercial
  Industrial
 

 Potential Green Loop Alignment and/or Key East-West Connections







**504 Loan**  
Current Rates  
November 2024

25 YEAR TERM

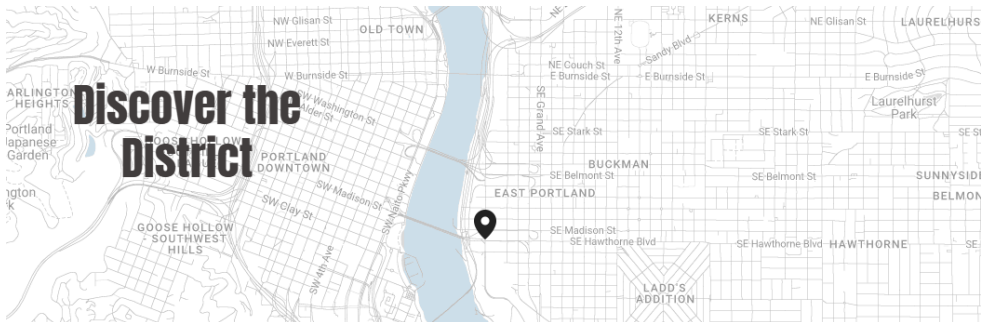
**6.28%**

20 YEAR TERM

**6.35%**

- **\$1,350,000 Purchase Price**
- **10% Down Payment**
- **6.28% Interest Rate**
- **\$1,215,000 Loan Amount**
- **\$8,038.00 Monthly P&I**
- **\$10.11 Per SF Annual P&I**
- **Well Below Submarket Average Lease Rates**

- **Not an offer to lend**



OREGON REAL ESTATE AGENCY  
**Initial Agency  
Disclosure Pamphlet**

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