

+/- 11,233 SF Multiple Buildings

+/- 29,685 SF LAND (EG1 Zoning)

\$2,550,000

1133 SE 82nd Avenue and 8134 SE Taylor Street Portland, Oregon 97216

FOR SALE



**COMMERCIAL
BLACK.**



CONCEPTS - GREAT AUTOBODY AND DEALERSHIP SITE !



CONCEPTS

Remodeled



CONCEPTS

SERVICE RETAIL



SHOWROOM RETAIL



MULTI TENANT / MEDICAL



DEALERSHIP / REPAIR



1133 SE 82nd Avenue Portland Oregon 97216



ADDRESS:	1133 SE 82ND AVENUE PORTLAND, OR 97215
	8134 SE TAYLOR STREET PORTLAND, OR 97215
BUILDINGS:	Four (4)
SITE AREA:	28,965 SF (+/-)
BUILDING AREA:	11,233 SF (+/-)
TAX LOTS:	Two (2) R277475 R277469
OVERHEAD DOORS:	Six (6)
ZONING:	(EG1)General Employment
ROOF:	TPO Membrane
HVAC:	Combination of separate mechanical units with direct exhaust vents, and office with forced air with roof top units. No HVAC units in garages.
POWER:	3 Phase 900 AMPS Multiple Panels

ADAPTIVE RE-USE POTENTIAL



JADE
MONTAVILLA
CONNECTED CENTERS

THE JADE DISTRICT—PORTLAND

Jade District

[Article](#) [Talk](#)

From Wikipedia, the free encyclopedia

The **Jade District** is an Asian-dominated [commercial area](#) and cultural hub radiating outward from Southeast [82nd Avenue](#) and Division Street, in [Portland, Oregon](#), in the United States.^{[1][2][3][4]} It is roughly between Division Street and Powell Boulevard to the north and south, and between SE 75th Avenue and [I-205](#) to the east and west.^[5] Part of the [Montavilla](#), [Powellhurst-Gilbert](#), and [South Tabor](#) neighborhoods,^[6] the district is one of the most diverse census tracts in the state of Oregon.^[7]

The Jade District was recognized as a Neighborhood Prosperity Initiative in 2013.^[8] It is at risk of rapid [gentrification](#). The [Jade International Night Market](#), an annual event held on the last two Saturdays in August, "provides a space to celebrate and recognize the diversity and culture of the communities who live and work in the Jade District and sheds light on the issues impacting a neighborhood in transition."^[9]

At the corner of 82nd Avenue and Division Street, the site of a former furniture store, Metro is constructing a community center and affordable housing building in partnership with Asian Pacific American Network of Oregon (APANO) and nonprofit developer ROSE Community Development.^[10] Prior to demolition of the furniture store, the building had been home to the Jade/APANO Multicultural Space.^[11]

Improvements are being made to the area as part of the Jade and Montavilla Connected Centers project, including street, sidewalk, and lighting improvements.^{[12][13]}

References [\[edit \]](#)

✱A Add languages ▾

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Coordinates:  45.501556°N 122.578480°W

Jade District

Commercial area of Portland

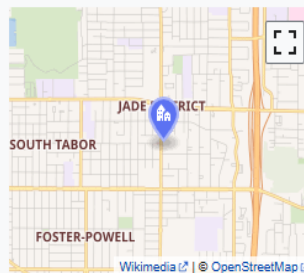
Map of The Jade District

Showing the location of the Jade District relative to the roads that border it



Created with Dataswapper

Shows the location of the Jade District relative to the streets bordering it.

Coordinates: 45.501556°N 122.578480°W

MONTAVILLA NEIGHBORHOOD - PORTLAND



1133 SE 82nd Avenue Portland Oregon 97216

- OWNER USER BUILDING - INVESTOR - DEVELOPER
 - VARIOUS SIZE CONFIGURATIONS WITHIN THE PROPERTY ARE AVAILABLE
 - POTENTIAL ADAPTIVE RE-USE DEVELOPMENT
 - POTENTIAL SALE LEASE BACK INVESTMENT - CALL FOR TERMS
 - POTENTIAL FOR GROUND UP DEVELOPMENT
 - MULTIPLE OPTIONS FOR GENERATING REVENUE
 - EXISTING ESA PHASE 1 + 2
 - EXISTING SITE STUDY
 - RETAIL / OFFICE / WAREHOUSE / PRODUCTION / MEDICAL
-
- **UNIQUE OPPORTUNITY TO OWN AT BELOW MARKET RATES**
 - **VARIETY OF SCALE FOR DEVELOPMENT**
 - **LARGE LOT - FULL BLOCK FRONTAGE - HIGHLY VISIBLE**

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Owner User Scenario

- \$2,550,000 Purchase Price
- 10% Down Payment
- 5.862% Interest Rate
- 25 Year Am Term
- \$2,430,000 Loan Amount
- **\$14,594.00 Monthly P&I**
- **\$12.18 PSF Annual P&I**
- **\$1.01 Per SF Monthly P&I**
- **Lower than Submarket Average Lease Rates**



- ♦ NEW SIDING ON STOREFRONT
- ♦ 6 GRADE LEVEL GARAGE DOORS
- ♦ MULTIPLE OPTIONS TO DIVIDE

OREGON REAL ESTATE AGENCY
Initial Agency
Disclosure Pamphlet