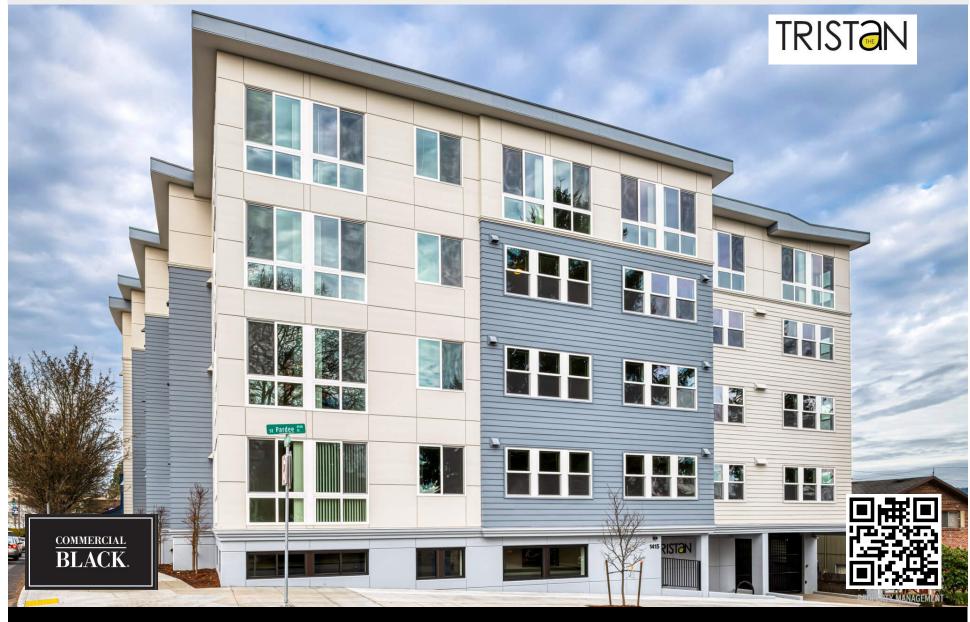
1415 SE Pardee Street Portland, Oregon 97202

44 Units



INVESTMENT HIGHLIGHTS

- **⇒ Fee Simple**
- ⇒ Stabilized Investment 100% Occupancy
- ⇒ Modern Design
- ⇒ Urban Living Numerous Tenant Amenities
- ⇒ Low tenant turnover
- ⇒ Local Ownership & Management
- ⇒ 5 Story apartment building
- ⇒ New Construction 2019
- ⇒ Brooklyn Neighborhood Blue Chip Location





PROPERTY OVERVIEW

Zoning: CE (Commercial Employment)

Tax Lots: 1415 SE Pardee Street—R143025

Building SF: +/- 41,653 Square Feet

Land Square Footage: .25 acres / 11,065 Square Foot Lot

- Unit Mix
- 16 Studios
- 20 One (1) Bedrooms
- 8 Two (2) Bedrooms



THE TRISTAN COMMERCIAL BLACK

STRUCTURE

5 story post and beam construction—tenant lounge

OUTDOOR SPACE

Select units have private decks and expansive views

PARKING

Secured Onsite Parking - 16 Stalls

INTERIOR FINISHES

Stainless steel appliances & granite countertops

In Unit Washer + Dryer

Storage, wine storage, and dog washing station

Bike storage & bike repair station

Air conditioning & heating

Double pane windows

Elevator served

Controlled access and intercom



Hyperlink to 3D Tour



THE TRISTAN COMMERCIAL BLACK

Offer Terms

ASSET SUMMARY

Location: 1514 SE PARDEE STREET

City State Zip: PORTLAND OREGON 97202

Total Units: 44

PRICING GUIDANCE:

MOTIVATED OWNER ACCEPTING OFFERS

OCCUPANCY: 100.00 %

CURRENT NOI: \$354,204.00

oregon real estate agency
Initial Agency
Disclosure Pamphlet

Please address all inquiries and offers to:

John Gibson - Principal Broker 2393 SW Park Place #110 Portland, Oregon 97205

OR # 971000078

503.860.3267 mobile

John.Gibson@commercialblack.com www.commercialblack.com



