

FOR SALE

DEADLINE FOR OFFERS - SEPTEMBER 15 2025

BROOKLYN

1415 SE Pardee Street Portland, Oregon 97202

44 Units

TRISTAN^{THE}



COMMERCIAL
BLACK.



PROPERTY MANAGEMENT

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**



PROPERTY INFORMATION

THE TRISTAN

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](#)



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: \$489,000.00

OREGON REAL ESTATE AGENCY
Initial Agency
Disclosure Pamphlet

Please address all inquiries and offers to:

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