



OFFERING SUMMARY

Sale Price:	\$2,600,000
Cap Rate:	6%
NOI:	\$156,114
Building SF:	13,228 SF
Parking:	42 Spaces
Year Built:	1979
Zoning:	CE, City of Portland

PROPERTY OVERVIEW

Two-story office building for sale on 0.65 acres of land. Asking price is reduced to \$2,278,395 which is a 7.5% cap rate (factoring in 5% reserves) based on the 2021 actual income and projected expense numbers. The property is professionally managed and maintained. Upside on rental income with the leases that expire in 2021.

LOCATION OVERVIEW

Centrally located office building located near the intersection of I-84 and I-205 with easy access to Gateway Shopping Center, Portland City Center, Portland International Airport, and Vancouver.

PROPERTY HIGHLIGHTS

- Rare 7.5% cap rate on actual income and expenses
- Well maintained two-story office building
- Professionally managed
- 24-hour card key access
- Newer roof



Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

FOR SALE

8401 NE Halsey St Portland, OR 97220



MACADAM FORBES
COMMERCIAL REAL ESTATE SERVICES

Joe Kappler
503.972.7294
joek@macadamforbes.com
Licensed in OR & WA

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

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