

# Multi-Suite Retail Space

4011-4017 SE BELMONT STREET PORTLAND, OR 97214



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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.

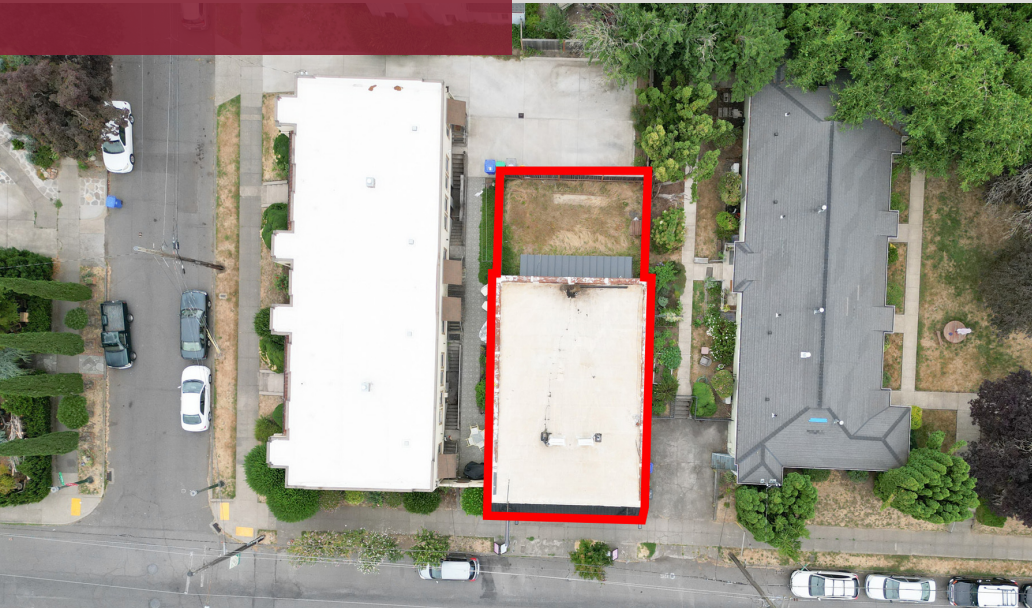
## FOR SALE





# FOR SALE

4011-4017 SE Belmont Street, Portland, OR 97214



## PROPERTY DESCRIPTION

The building was renovated back in 2017 and demised into two suites, with the ability to easily combine for a single user. One suite in the property is currently occupied by Tetra Cannabis, who will vacate upon closing. Both suites have access to a flat back patio that is currently underutilized. Perfect for an owner/user that wants a small office with the ability to lease out the other side.

## PROPERTY HIGHLIGHTS

- Demised into two 800 SF suites
- Renovated in 2017
- Zoning: CM1

## LOCATION DESCRIPTION

Sunnyside has long been one of Southeast Portland's famed neighborhoods sitting in the shadow of Mt. Tabor. Offering a unique mix of residential charm and lively commercial areas, the property sits on Southeast Belmont Street with close proximity to Cesar Chavez Boulevard.

## OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	0.06 Acres
Building Size:	1,600 SF



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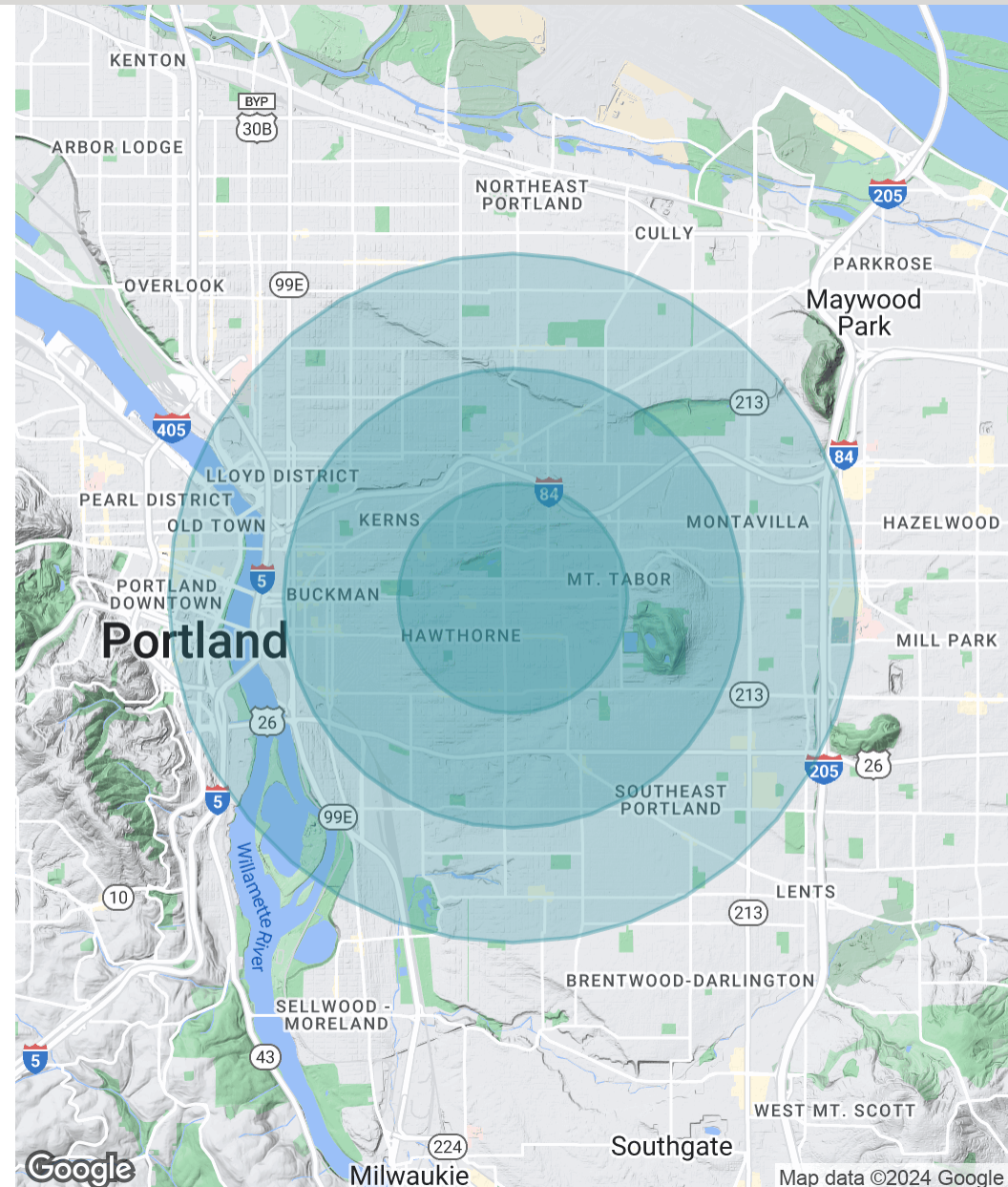
## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	33,894	115,111	227,394
Average Age	37.8	38.8	39.5
Average Age (Male)	38.7	39.0	39.1
Average Age (Female)	38.1	38.6	39.8

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	16,074	54,696	108,142
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$103,277	\$99,362	\$95,625
Average House Value	\$577,402	\$535,041	\$484,892

\* Demographic data derived from 2020 ACS - US Census



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