

COMMERCIAL  
BLACK

825 + 837 SE MILL STREET

PORTLAND, OREGON 97214

\$1,100,000



UNIQUE OPPORTUNITY



USER POTENTIAL



EVENT SPACE



COMMERCIAL KITCHEN

ASSEMBLY HALL

GROUND FLOOR BAR

3 BEDROOM HOME

FOR SALE

EVENT SPACE

WITH COMMERCIAL KITCHEN



POTENTIAL SELLER CARRY TERMS OFFERED

Flexible. Creative. Opportunity.



+/- 4,209 SF  
EVENT SPACE



COMMERCIAL  
KITCHEN



EXCELLENT STORAGE  
THROUGHOUT



GROUND FLOOR  
BAR

EXPERIENCE. KNOWLEDGE. RESULTS.

**GENERAL EMPLOYMENT 1 (EG1)**



The **EG1** zone generally features smaller lots and a grid block pattern. The area consists of sites with high building coverages and buildings which are usually close to the street.

For specific zoning code details, visit the [zoning code website](#). The regulations for this zone are found in [Chapter 33.140 CE](#).

Generally, the uses and character of this zone are oriented towards:



Specific allowable uses include: manufacturing, warehouse, wholesale sales, industrial services, parks and open spaces, educational institutions, hospitals, quick vehicle servicing, vehicle repair and self-service storage.

**URBAN RENEWAL AREA ▾**

<b>Property Eligible</b>	Yes
<b>District</b>	Central Eastside

**TWO TAX LOTS**

● **825 SE MILL STREET (R275996) RESIDENTIAL HOME**

- › +/- 1,488 Square Feet Building
- › Three Bed / One Bath
- › Good Storage / Off Street Parking
- › Built in 1920
- › Access to event space from basement
- › +/- 1,650 Square Feet Land

● **837 SE MILL STREET (R275995) FORMER VFW HALL**

- › +/- 4,209 Square Feet Building
- › Former VFW Hall
- › First Floor Open Area—Former Bar (plumbing in place)
- › Second Floor Large Open Area For Events With A Stage
- › Upper Level Balcony Seating
- › Full Commercial Kitchen
- › Good Basement Storage
- › +/- 3,350 Square Feet Land

- Over \$400,000.00 in upgrades including new roofs

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# 837 SE MILL STREET – PORTLAND, OREGON



UNIQUE OPPORTUNITY



USER POTENTIAL



EVENT SPACE



COMMERCIAL KITCHEN

ASSEMBLY HALL

GROUND FLOOR BAR

3 BEDROOM HOME



+/- 4,209 SF  
EVENT SPACE



COMMERCIAL  
KITCHEN

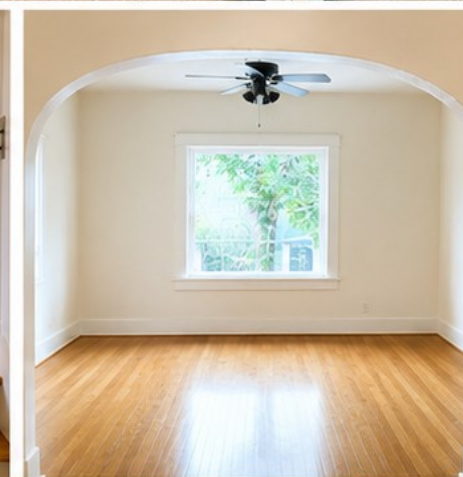


EXCELLENT STORAGE  
THROUGHOUT



GROUND FLOOR  
BAR

EXPERIENCE. KNOWLEDGE. RESULTS.



FLEXIBLE USE OPPORTUNITIES: LIVE/WORK • OFFICE • WELLNESS CLINIC • THERAPY • STUDIO • CREATIVE SPACE



1,488 SF  
RESIDENTIAL HOME



FULL  
KITCHEN



INVITING  
LIVING SPACES



FLEXIBLE LAYOUT  
MULTIPLE ROOMS



IDEAL FOR  
WELLNESS OR OFFICE



SCAN ME!

EXPERIENCE. KNOWLEDGE. RESULTS.

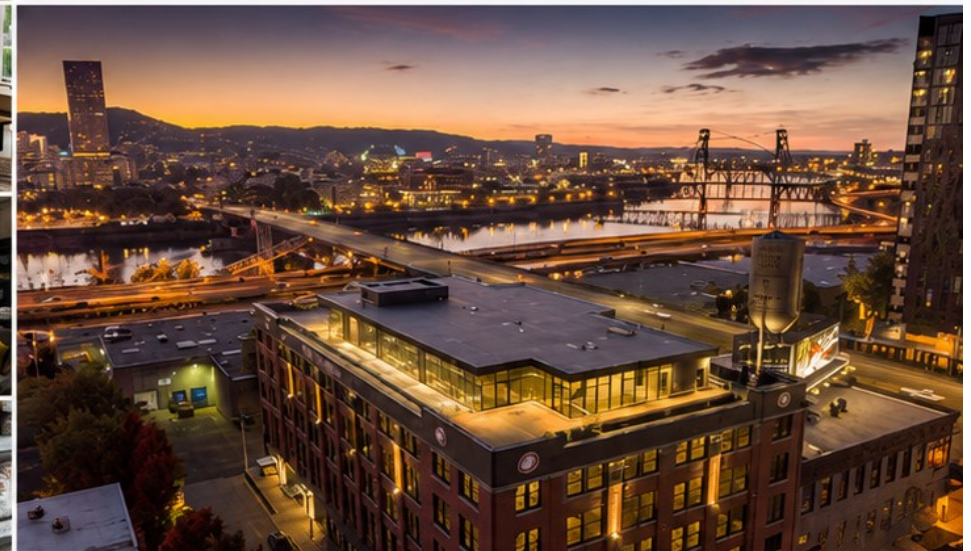
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# CENTRAL EAST SIDE INDUSTRIAL DISTRICT

A DYNAMIC NEIGHBORHOOD IN PORTLAND'S URBAN CORE



Yellow square: Housing  
Red square: Commercial  
Grey square: Industrial  
Green double-headed arrow: Potential Green Loop Alignment and/or Key East-West Connections



THRIVING CREATIVE & ENTREPRENEURIAL HUB



VIBRANT DINING, BREWERIES & CAFÉS



STRONG BUSINESS & INDUSTRY ROOTS



WALKABLE, BIKEABLE & WELL CONNECTED



CONTINUED GROWTH & INVESTMENT POTENTIAL

EXPERIENCE. KNOWLEDGE. RESULTS.



HISTORIC EVENT VENUE • FULL COMMERCIAL KITCHEN • FLEXIBLE USE



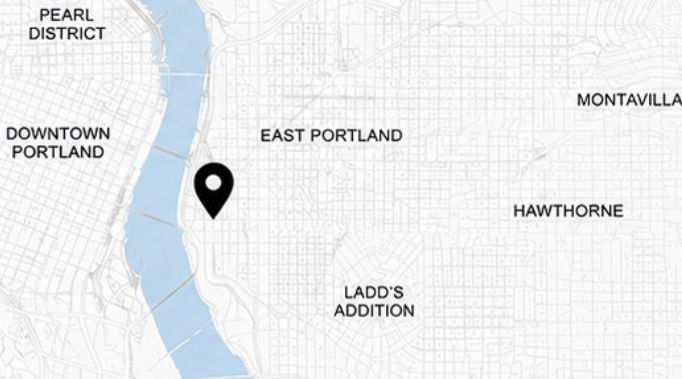
- \$1,100,000 Purchase Price
- 10% Down Payment
- 5.922% Interest Rate
- \$1,080,000 Loan Amount
- \$6,331.00 Monthly P&I
- **\$13.34 Per SF Annual P&I**
- **Well Below Submarket Average Lease Rates**
- Not an offer to lend



**5.922% 25 YEAR**

### Discover the District

Central Eastside is one of Portland's most dynamic submarkets—home to thriving businesses, creative spaces, award-winning restaurants, and continued growth.



**John Gibson**  
Licensed Oregon Principal Broker  
**OR # 971000078**  
503-860-3267  
john.gibson@commercialblack.com

2393 SW Park Place #110  
Portland, OR 97205  
www.commercialblack.com



OREGON REAL ESTATE AGENCY  
Initial Agency Disclosure Pamphlet

