



8-UNIT APARTMENTS FOR SALE

100%
OCCUPANCY



Listing price \$1,500,000

2507 SE MONROE ST, MILWAUKIE, 97222

RMLS # [319345699](#)



Chunjuan Ye

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Building size	Appx. 6000 SF
Lot size	0.28 ACRE (12,197 SQFT)
Year Built	1963
Year Updated	2021- 2023
Unit	8
Parking	12
Cap Rate	6.2%
GRM	11.00

Land Use **701 - Multi- Family improved**

EST. POPULATION 2025 (0.5 MILES) **3359**

EST. AVERAGE HOUSEHOLD INCOME (0.5 MILES) **\$98,340**

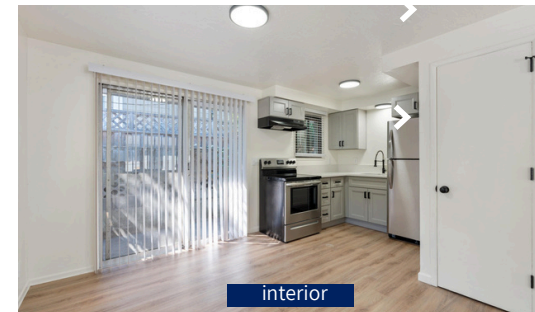
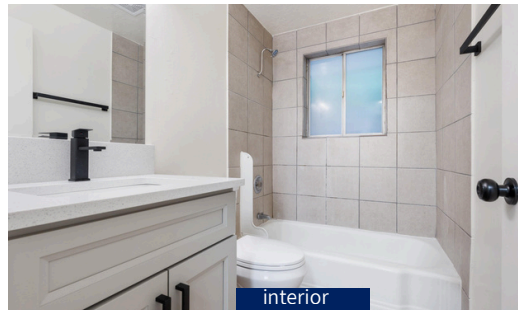
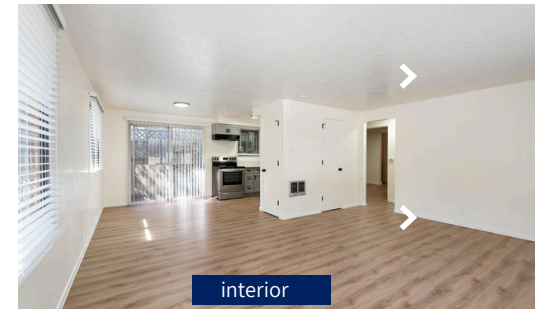
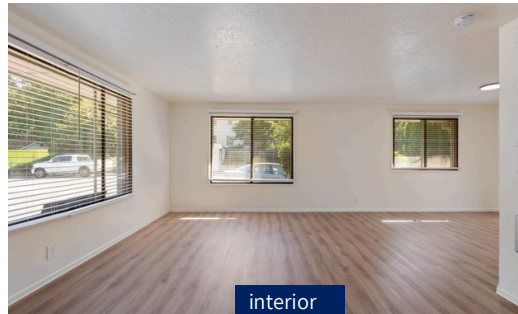
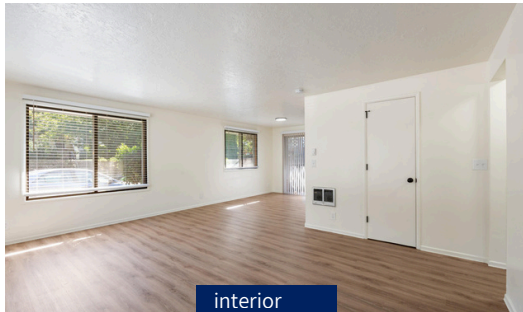


The Property

Great location! Value-added 8-unit apartment building in the heart of Milwaukie, just around the corner from largest Waldorf school in the State and one block from Milwaukie High, near the waterfront and restaurants. 6 units have been remodeled/updated during 2021-2023. 1 unit has 2B/1.1B, 6 units are 2B/1B, 1 unit has 1B/1B. Low maintenance, brick siding, newer roof, and newer kitchen appliances! New electric panels in all units! Turn-key opportunity to expand your real estate portfolio!



Unit	BD/BA	Year Fully Renovated	Washer/Dryer hookup	SIZE (Approx)	Refrigerator	Range
2507	2/1.5	2023	YES	850	Y	Y
2511	2/1.00	2022	YES	775	Y	Y
2515	2/1.00	2022	YES	775	Y	Y
2517	2/1.00	N/A	YES	775	Y	Y
2519	2/1.00	N/A	YES	775	Y	Y
2521	2/1.00	2021	YES	775	Y	Y
2523	1/1.00	2021	NO	450	Y	Y
2525	2/1.00	2022	YES	650	Y	Y
Total 8 Units				5,825.00		
Additional structure storage				200 SF		



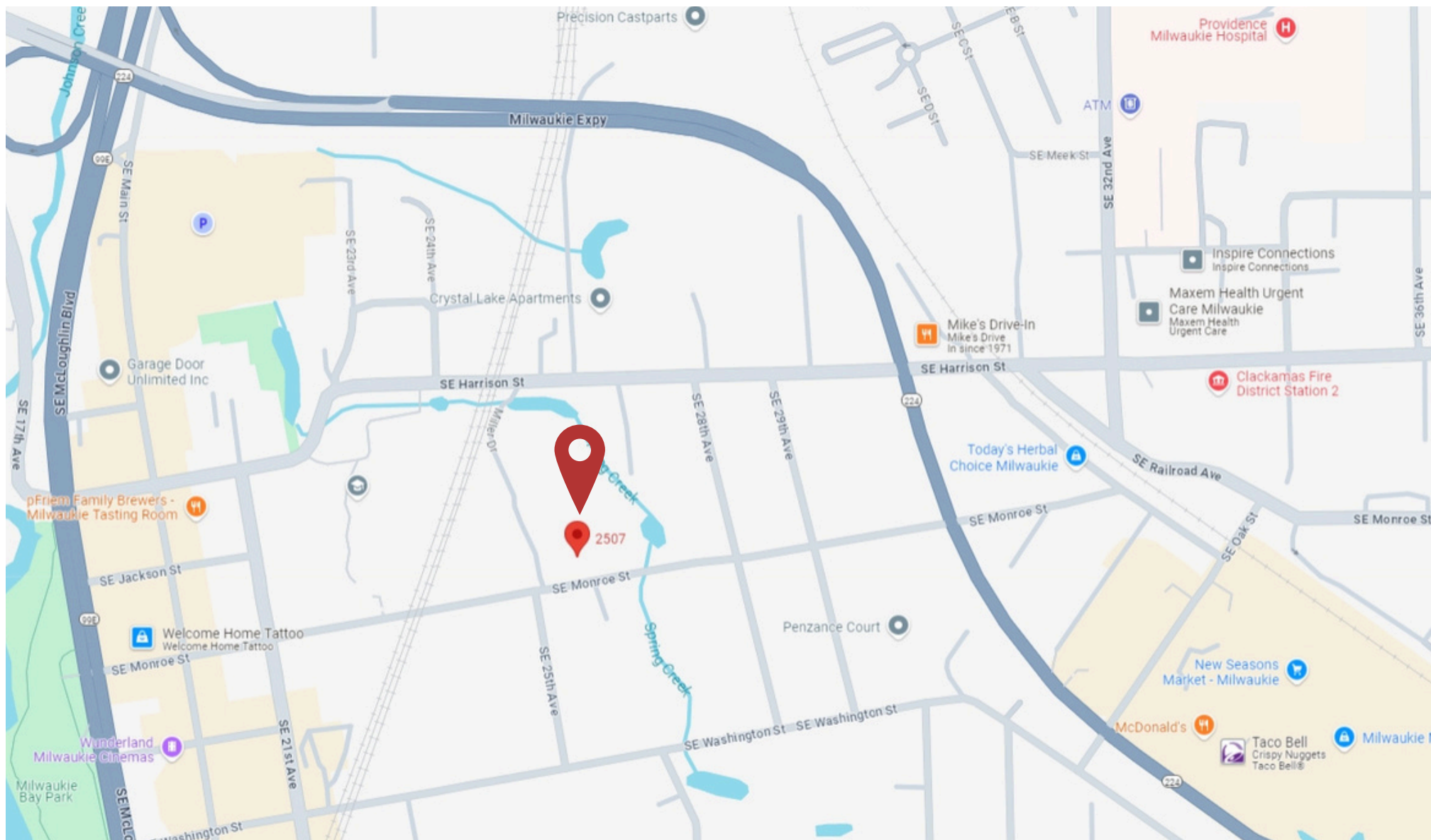
Pop-Facts: Demographic Quick Facts	2507 SE Monroe St, Milwaukie, OR 97222 0 - 0.5 mi	
2025 Est. Households by Household Income	1,624	
Income Less than \$15,000	98	6.02%
Income \$15,000 to \$24,999	89	5.51%
Income \$25,000 to \$34,999	105	6.46%
Income \$35,000 to \$49,999	239	14.71%
Income \$50,000 to \$74,999	346	21.29%
Income \$75,000 to \$99,999	241	14.84%
Income \$100,000 to \$124,999	126	7.78%
Income \$125,000 to \$149,999	97	6.00%
Income \$150,000 to \$199,999	130	7.99%
Income \$200,000 to \$249,999	62	3.85%
Income \$250,000 to \$499,999	64	3.93%
Income \$500,000 or more	27	1.64%
2025 Est. Average Household Income	\$ 98,340	
2025 Est. Median Household Income	\$ 70,330	
2025 Median HH Inc. by Single-Classification Race		
White Alone	\$ 71,113	
Black or African American Alone	\$ 71,267	
American Indian and Alaska Native Alone	\$ 88,109	
Asian Alone	\$ 152,814	
Native Hawaiian and Other Pacific Islander Alone	\$ 72,358	
Some Other Race Alone	\$ 43,253	
Two or More Races	\$ 62,009	
Hispanic or Latino	\$ 84,875	
Not Hispanic or Latino	\$ 69,012	

Pop-Facts: Demographic Quick Facts	2507 SE Monroe St, Milwaukie, OR 97222 0 - 0.5 mi	
Population		
2030 Projection	3,309	
2025 Estimate	3,359	
2020 Census	2,974	
2010 Census	3,239	
Growth 2025-2030	-1.48%	
Growth 2020-2025	12.96%	
Growth 2010-2020	-8.20%	
Households		
2030 Projection	1,606	
2025 Estimate	1,624	
2020 Census	1,403	
2010 Census	1,525	
Growth 2025-2030	-1.10%	
Growth 2020-2025	15.74%	
Growth 2010-2020	-8.68%	
2025 Estimated Population by Single-Classification Race	3,359	
White Alone	2,664	79.30%
Black or African American Alone	94	2.79%
American Indian and Alaska Native Alone	32	0.96%
Asian Alone	86	2.57%
Native Hawaiian and Other Pacific Islander Alone	8	0.23%
Some Other Race Alone	95	2.84%
Two or More Races	380	11.31%
2025 Estimated Population by Ethnicity (Hispanic or Latino)	3,359	
Hispanic or Latino	319	9.50%
Not Hispanic or Latino	3,040	90.50%
2025 Occupied Housing Units by Tenure	1,624	
Owner-Occupied	632	38.90%
Renter-Occupied	992	61.10%
2025 Average Household Size	2.06	

Demographic quick facts (0~ 0.5 miles)

- 2025 Est. Average household income is \$98,340**
- 2025 Est. population within 0.5 miles is 3359,**
- 2025 Est, Household 1624,**
- 79.3% of the population race is white.**
- 38.9% of the housing units are Owner-occupied.**
- 61.1% are Renter-occupied.**

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