



FOR SALE

TWO-STORY STAND-ALONE OFFICE

11104 SE STARK ST, PORTLAND, OR 97216

JOE KAPPLER

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Well-maintained two-story office building on just over one acre of land with two ingress and egress points. Originally built in 1968 as an optometry clinic, the building currently operates as a licensed addictions and mental health outpatient facility under owner-occupancy. The owner is willing to vacate on a timeline that works for the buyer. The building can be occupied by a single occupant, or it can be easily demised into four tenant suites on the main floor with common-area restrooms. There are several skylights on the main floor to provide abundant natural light throughout. The lower level comprises one private office, restrooms, a large break area, and storage.

PROPERTY HIGHLIGHTS

- Flexible building layout.
- Large lot with ample parking.
- Monument sign on SE Stark Street.
- Close access to I-84/I-205.
- All HVAC units replaced in 2024 & 2026
- Roof replaced in 2024

OFFERING SUMMARY

Sale Price:	\$1,700,000
Lot Size:	1.03 Acres
Building Size:	6,428 SF
Zoning:	CM1 - Commercial Mixed Use 1, City of Portland

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	477	2,617	8,830
Total Population	1,343	5,743	21,586
Average HH Income	\$101,120	\$75,652	\$77,393



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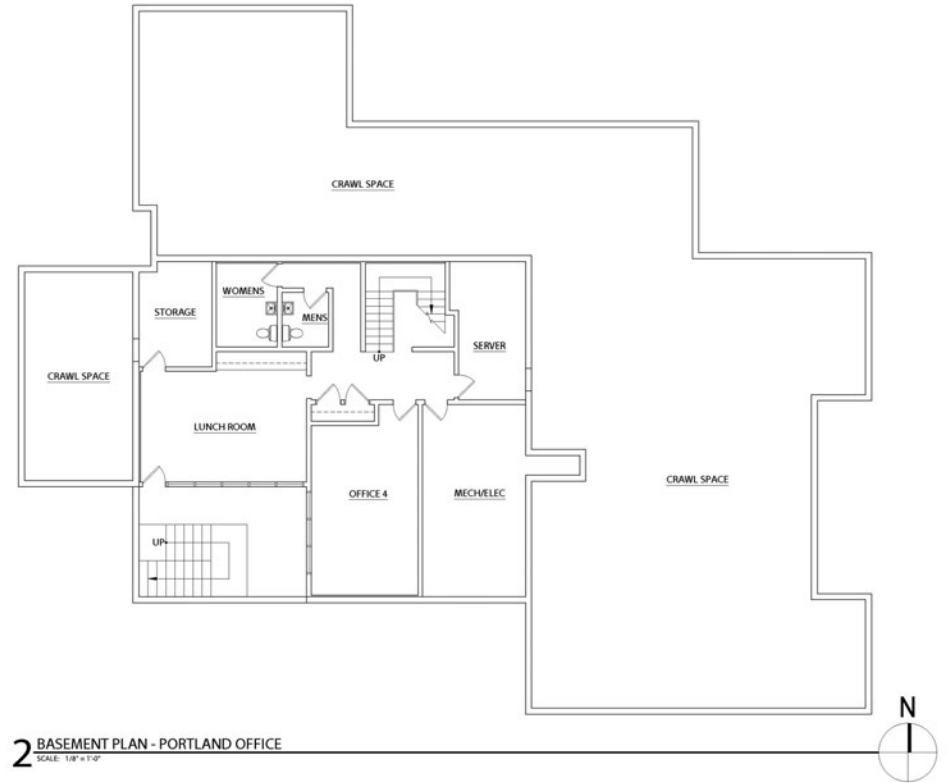
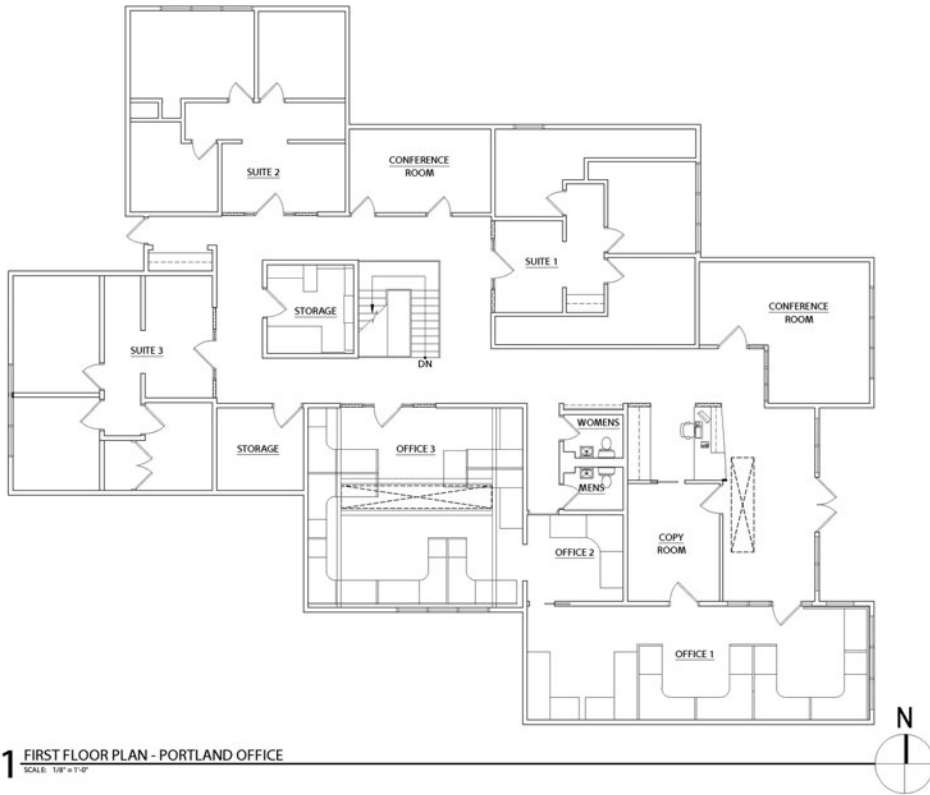
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LOCATION OVERVIEW

Located in the Mall 205 area, the subject property benefits from many nearby shopping centers and restaurants. Access to I-205 and I-84 is just one mile to the west.

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