




*Angela Stevens*

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# FOR SALE

3327 SE 50TH AVE  
Portland, OR 97206

 2 BDRM  1 BATH  1522 SQFT

## INTERIOR FEATURES

- Versatile mixed-use layout suitable for office, café, salon, retail, or residential use
- Updated interior with fresh paint throughout
- Air conditioning
- ADA accessibility improvements (doors, hardware, railing)
- Updated flooring, lighting, and appliances (within last 10 years)
- Updated electrical system (2016)
- Updated PEX plumbing lines
- Lightly used water heater
- Capped fireplace but with potential for gas insert
- Unfinished basement with storage, on-site laundry, and expansion potential
- Additional upstairs square footage for flexible use
- Potential to convert to residential living with minor modifications



## EXTERIOR FEATURES:

- Excellent street visibility for commercial use
- Fully fenced lot with security gate
- Covered parking/carport with gated entry
- Covered exterior spaces
- Fresh exterior paint
- Roof, siding, and windows updated (within last 10 years / 2016)

## STRUCTURAL & SYSTEM UPGRADES:

- Earthquake retrofitting completed
- Reinforced and braced floor structure to meet higher occupancy requirements (150 occupancy)

## NEIGHBORHOOD FEATURES:



- Prime Richmond neighborhood location
- Strong walkability and high visibility
- Short distance to Creston Park
- Close to popular shops, dining, and amenities along Division, Powell, and Foster
- Convenient access to public transportation
- Walkscore 93 and Bikescore 99!