

DEVELOPMENT OPPORTUNITY | OWNER-USER OPPORTUNITY

11,233 SF BUILDINGS ON 29,685 SF OF EG1-ZONED LAND

\$2,550,000

INVESTMENT OR OWNER-USER OPPORTUNITY

📍 1133 SE 82ND AVENUE & 8134 SE TAYLOR STREET | PORTLAND, OREGON 97216



PROPERTY HIGHLIGHTS

-  **EG1 Zoning**
Employment General 1
-  **Four Tax Lots**
Total 29,685 SF of Land
-  **Corner Location**
High visibility & accessibility
-  **Multiple Buildings**
Total +/- 11,233 SF
-  **Owner-User or
Redevelopment Opportunity**
Flexible options
-  **High Visibility Frontage**
On SE 82nd Avenue



MT. TABOR
2.1 MILES



I-205
1.3 MILES

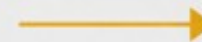


DOWNTOWN PORTLAND
5.6 MILES



PORTLAND INTERNATIONAL AIRPORT
8.6 MILES

SCAN FOR MORE
INFORMATION



COMMERCIAL
BLACK.

JOHN GIBSON, PRINCIPAL BROKER

📍 2393 SW Park Place #110
Portland, Oregon 97205

📞 503-860-3267

✉️ john@commercialblack.com

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ADAPTIVE RE-USE POTENTIAL

ADAPTIVE RE-USE POTENTIAL

FLEXIBLE SPACES WITH ENDLESS POSSIBILITIES

\$2,550,000

INVESTMENT OR OWNER-USER OPPORTUNITY



PROPERTY HIGHLIGHTS

-  **ADAPTIVE RE-USE POTENTIAL**
Multiple configurations for a variety of commercial or creative uses.
-  **FLEXIBLE SPACES**
High ceilings, large doors, and open layouts.
-  **OWNER-USER OR INVESTOR**
Ideal for owner-occupants, investors, or value-add projects.
-  **PRIME INNER SE PORTLAND**
Excellent access to I-205, downtown, and surrounding neighborhoods.
-  **STRONG MARKET DEMAND**
Versatile spaces in a high-demand submarket.



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I-205
1.3 MILES

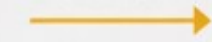


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CONCEPTS – GREAT AUTOBODY AND DEALERSHIP SITE!

AUTO BODY BUILDING

GREAT OWNER-USER OR DEALERSHIP OPPORTUNITY

\$2,550,000

OWNER-USER OR INVESTMENT OPPORTUNITY

PRIME LOCATION | EXCELLENT ACCESS | HIGH VISIBILITY



PROPERTY HIGHLIGHTS

-  **EXCELLENT LOCATION**
High visibility with easy access and frontage
-  **GREAT FOR AUTO BODY OR CAR DEALERSHIP**
Ideal layout for operations and customer parking
-  **SPACIOUS LOT**
Ample on-site parking and maneuvering area
-  **FUNCTIONAL BUILDING**
Multiple bays with drive-through capability
-  **FLEXIBLE USE**
Owner-user, investment or redevelopment potential



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2.3 MILES



I-205
1.6 MILES



DOWNTOWN PORTLAND
5.8 MILES



PORTLAND INTERNATIONAL AIRPORT
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DEVELOPMENT OR OWNER-USER OPPORTUNITY

11,233 SF MULTIPLE BUILDINGS ON 29,685 SF OF EG1-ZONED LAND

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OPEN WAREHOUSE



OPEN FLEX SPACE



PRIVATE OFFICE



OPEN OFFICE AREA

\$2,550,000

INVESTMENT OR OWNER-USER OPPORTUNITY

📍 ADDRESS: 1133 SE 82ND AVENUE
PORTLAND, OR 97216

8134 SE TAYLOR STREET
PORTLAND, OR 97216

🏢 BUILDINGS: Four (4)

📐 SITE AREA: 29,685 SF (+/-)

🏢 BUILDING AREA: 11,233 SF (+/-)

📄 TAX LOTS: Two (2)
R277475
R277469

🚪 OVERHEAD DOORS: Six (6)

📍 ZONING: (EG1) General Employment

🏠 ROOF: TPO Membrane

🌀 HVAC: Combination of separate mechanical units with direct exhaust vents, and office with forced air with units top units. No HVAC units in garages.

⚡ POWER: 3 Phase 900 AMPS
Multiple Panels

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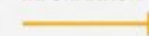


DOWNTOWN PORTLAND
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PORTLAND INTERNATIONAL AIRPORT
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SCAN FOR MORE
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1133 SE 82ND AVENUE PORTLAND, OREGON 97216

OWNER USER BUILDING • INVESTOR • DEVELOPER

\$2,550,000

OWNER USER OR INVESTMENT OPPORTUNITY

- OWNER USER BUILDING – INVESTOR – DEVELOPER
- VARIOUS SIZE CONFIGURATIONS WITHIN THE PROPERTY ARE AVAILABLE
- POTENTIAL ADAPTIVE RE-USE DEVELOPMENT
- POTENTIAL SALE LEASE BACK INVESTMENT – CALL FOR TERMS
- POTENTIAL FOR GROUND UP DEVELOPMENT
- MULTIPLE OPTIONS FOR GENERATING REVENUE
- EXISTING ESA PHASE 1 + 2
- EXISTING SITE STUDY
- RETAIL / OFFICE / WAREHOUSE / PRODUCTION / MEDICAL

 **UNIQUE OPPORTUNITY TO OWN AT BELOW MARKET RATES**

 **VARIETY OF SCALE FOR DEVELOPMENT**

 **LARGE LOT – FULL BLOCK FRONTAGE – HIGHLY VISIBLE**

John Gibson

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OWNER USER SCENARIO

 \$2,550,000 Purchase Price

 10% Down Payment

 5.862% Interest Rate

 25 Year Am Term

 \$2,430,000 Loan Amount

 \$14,594.00 Monthly P&I

 \$12.18 PSF Annual P&I

 \$1.01 Per SF Monthly P&I

 **Lower than Submarket Average Lease Rates**



**504 Loan
Current Rates**

November 2025

25 YEAR TERM

5.862%

20 YEAR TERM

5.869%

- ✓ **NEW SIDING ON STOREFRONT**
- ✓ **6 GRADE LEVEL GARAGE DOORS**
- ✓ **MULTIPLE OPTIONS TO DIVIDE**

OREGON REAL ESTATE AGENCY

**Initial Agency
Disclosure Pamphlet**

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MT. TABOR
0.75 MILES


PDX AIRPORT
2.0 MILES


DOWNTOWN PORTLAND
3.3 MILES


I-205 0.4 MILES

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OWNER USER BUILDING • INVESTOR • DEVELOPER

\$2,550,000

OWNER USER OR INVESTMENT OPPORTUNITY

MONTAVILLA NEIGHBORHOOD – PORTLAND



A THRIVING NEIGHBORHOOD WITH A STRONG SENSE OF COMMUNITY

- VIBRANT BUSINESS
- LOCAL MARKETS
- PARKS & RECREATION
- HISTORIC CHARM
- GROWING INVESTMENT

PRIME LOCATION – EXCELLENT ACCESS



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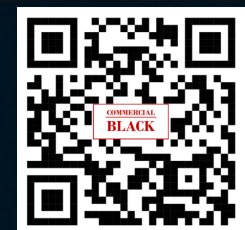
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THE JADE DISTRICT – PORTLAND

The Jade District is an Asian-dominated commercial area and cultural hub radiating outward from Southeast 82nd Avenue and Division Street in Portland, Oregon. Part of the Montavilla, Powellhurst-Gilbert, and South Tabor neighborhoods, the district is one of the most diverse census tracts in the state of Oregon.

The Jade District was recognized as a Neighborhood Prosperity Initiative in 2013 and is at risk of rapid gentrification. The *Jade International Night Market*, an annual event held on the last two Saturdays in August, provides a space to celebrate and recognize the diversity and culture of the communities who live and work in the Jade District and sheds light on the issues impacting a neighborhood in transition.

At the corner of 82nd Avenue and Division Street, the site of a former furniture store, Metro is constructing a community center and affordable housing building in partnership with Asian Pacific American Network of Oregon (APANO) and nonprofit developer ROSE Community Development. Prior to demolition of the furniture store, the building had been home to the Jade/APANO Multicultural Space.

Improvements are being made to the area as part of the Jade and Montavilla Connected Centers project, including street, sidewalk, and lighting improvements.



JADE DISTRICT MAP



Shows the location of the Jade District relative to the streets bordering it.

NEARBY MAP



Coordinates: 45.501558°N 122.575869°W

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