

FOR SALE : 1016 SE 12TH AVE., PORTLAND, OR 97214



Ashley Butler

(503) 726-8038

ashley@brownandcarter.com

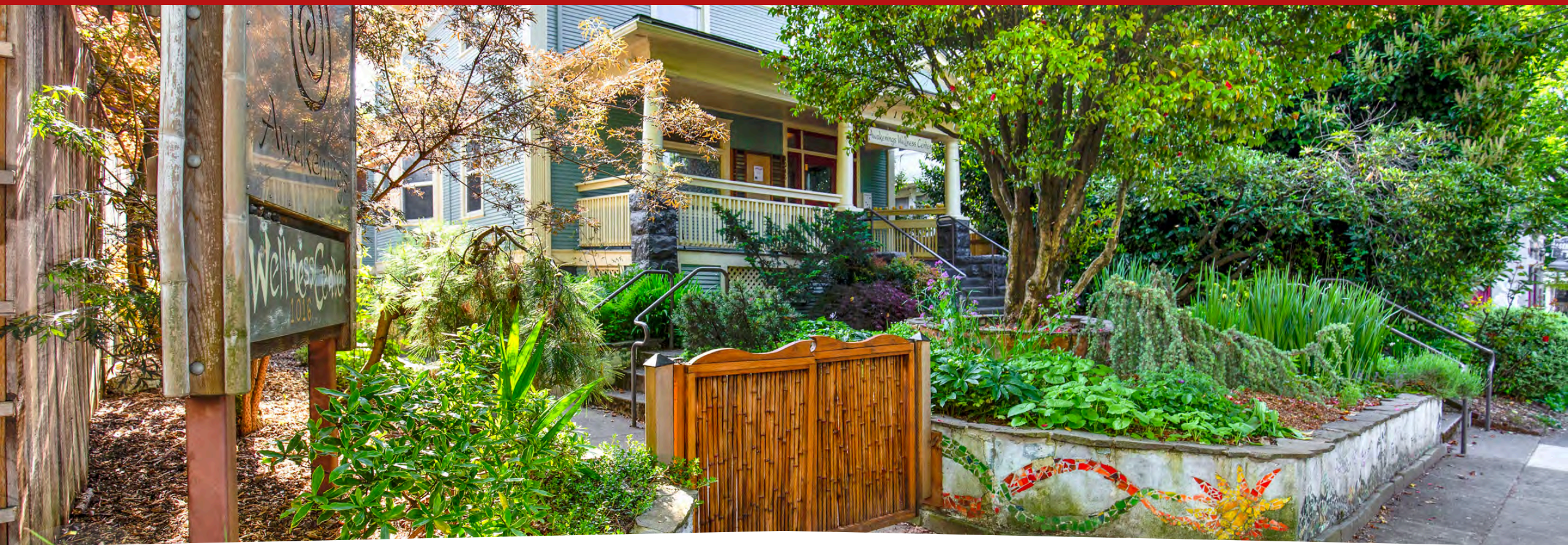
Lindsey Butler

(971) 506-4161

lindsey@brownandcarter.com

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CENTRAL
KELLERWILLIAMS, REALTY

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Price Reduced: \$1,895,000

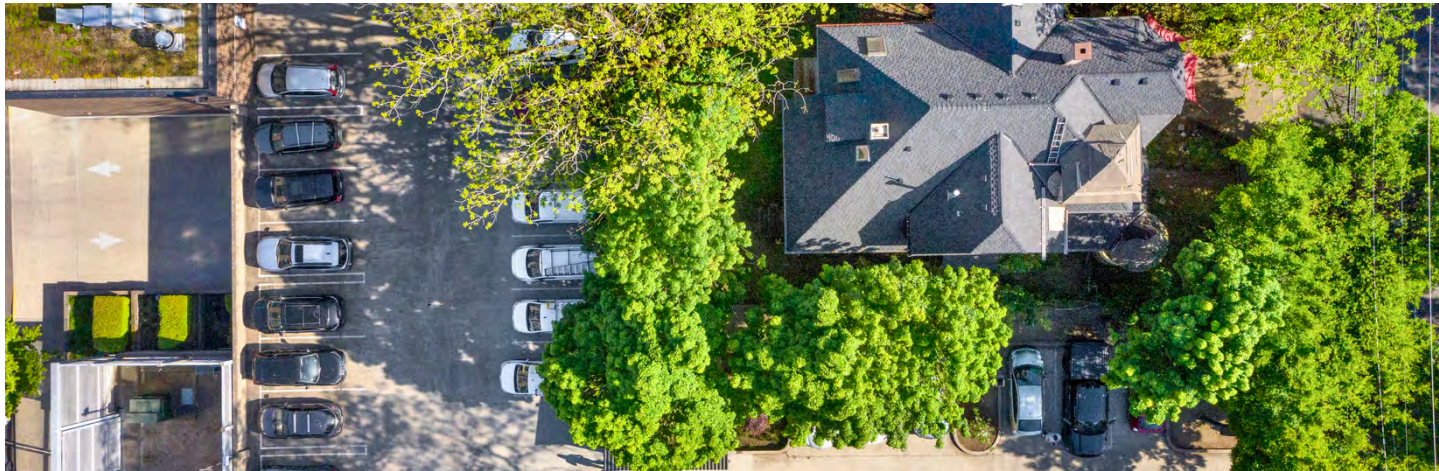
Prime Investment Opportunity. Turn-Key operation with minimum management input. 7.57% Cap Rate. This 4,903 SF Commercial Mixed Use currently used as multi-practice wellness facility with established, long-term community of practitioners and clients.



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SPACE HIGHLIGHTS

- 13 Private Treatment Offices – Leased to a dedicated team of long-term, licensed practitioners across a wide range of wellness modalities. Most of the current leases range from another 3-5 years.
- 38-Space Parking lot located directly across from property. A rare amenity in SE Portland, providing ease of access for clients and practitioners.



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SPACE HIGHLIGHTS

- **PRICE:** \$1,695,000
- **5,006 SF Commercial Mixed Use** currently used as multi-practice wellness facility with established community of practitioners and clients.
- **Prime Owner-operator or Investment opportunity** for an accessible, profitable business and wellness facility. Turn-key and remotely managed using automated tools.



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SPACE HIGHLIGHTS

- Financially Solid – Proven net annual income of more than \$140,000, demonstrating consistent demand and performance.
- 900 sq ft Yoga & Event Studio – Complete with heated cork floors, skylight, online scheduling, access to communal kitchen, outdoor courtyard, and sound system.



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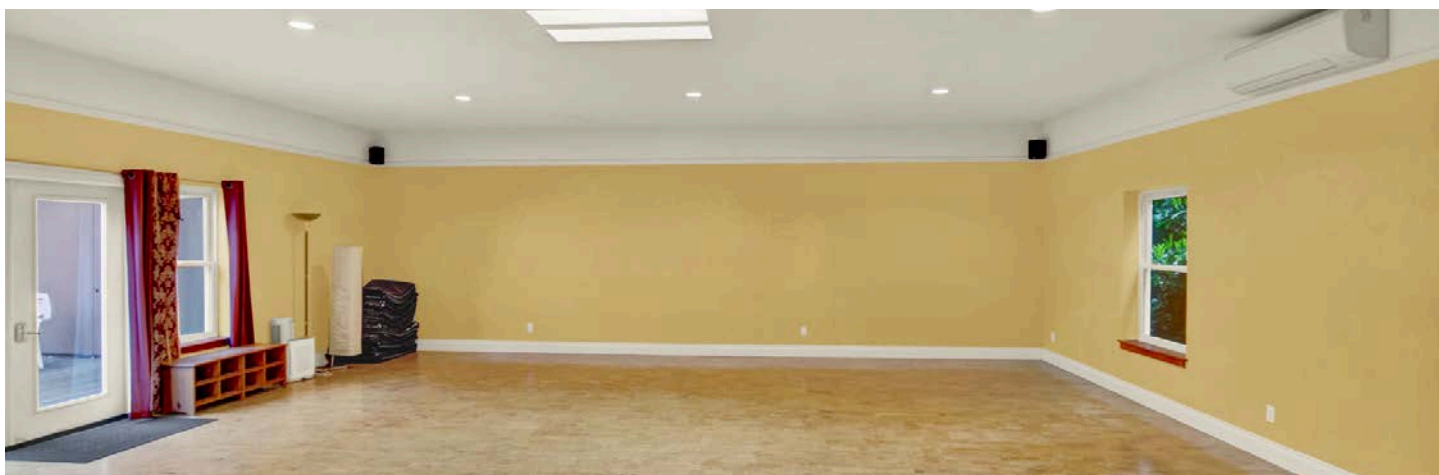
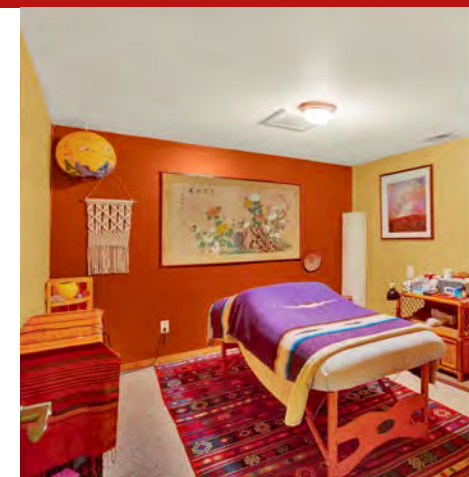
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BIKE



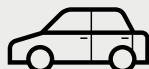
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WALK



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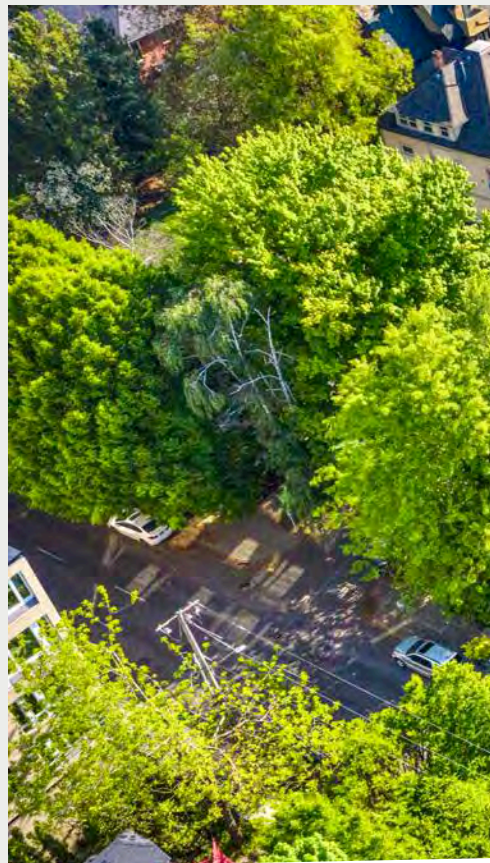
TRANSIT



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LOCATION HIGHLIGHTS

- **Portland, Oregon:** Where business culture thrives on collaboration, sustainability, and purpose — making it a natural hub for wellness-focused brands and entrepreneurs.
- **Excellent Transportation Access:** Located near I-84 and I-5 allowing easy access.
- **Growing Economy & Community:** A mix of established businesses and residences contribute to local economic growth.
- **Mixed-Use Opportunities:** 13 Office suites in 5,006 SF property, includes a 900 SF yoga and event studio.



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Key Features:

Business Ecosystem: More than a physical space—Awakening's is a well-integrated business ecosystem. With a professionally managed website designed to streamline daily operations offering minimal owner involvement.

Communal & Client Spaces: Communal kitchen, welcoming porch and lobby, private courtyard, and peaceful grounds with Zeroscape-style landscaping.

Established Business: Intentionally curated over 20 years, with community-centric, long-term tenants who are licensed practitioners with established and consistent client base.

Financing: Seller open to conventional, cash, and seller- financing options.

Parking: 38 off-street parking spaces, FREE to community businesses and customers.

Signage: Monument.

Building Upgrades: Exterior paint 2024, newer roof and sewer line, new deck 2024, ADA accessible ramp to basement offices.



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PROPERTY INFORMATION

Address 1016 SE 12TH AVE

Total Square Footage: 5,006 SQFT (To be independently verified)

Number of Floors: 3

Type: Residential, Commercial Use

Site Area: 0.11 acres (5,000 sq ft)

Parcel Number: R176938

District: Portland

Zoning: CM2

Parking: Free dedicated two hour parking across the street

Tenancy: Multiple

Financial Documents: Available upon request



PORTLAND, OREGON

Located in the highly sought-after SE Buckman neighborhood, this property offers a rare opportunity to invest in one of Portland's most eclectic, creative, and community-oriented districts. Known for its walkable streets, historic architecture, and vibrant mix of small businesses, Buckman sits at the cultural crossroads of Portland's eastside.

Surrounded by popular cafes, artisan shops, wellness studios, and innovative retail concepts, the area draws steady foot traffic from residents, professionals, and visitors alike. Buckman's rich urban character blends Portland's grass-roots spirit with long-standing local institutions, making it a magnet for entrepreneurs and community-based businesses.

The location is easily accessible via major commuter routes, public transit, and Portland's extensive bike network. Close proximity to downtown, the Central Eastside Industrial District, and major bridges like the Burnside and Morrison further enhance connectivity, with easy connections to I-5, I-84.

With nearby destinations like Revolution Hall, Colonel Summers Park, and dozens of beloved eateries and studios, the Buckman neighborhood continues to thrive as a hub for arts, wellness, and socially conscious enterprise. Whether you're looking to grow your own practice or invest in one of Portland's most authentic and accessible communities, this SE Buckman property offers long-term value in a resilient and culturally rich neighborhood.



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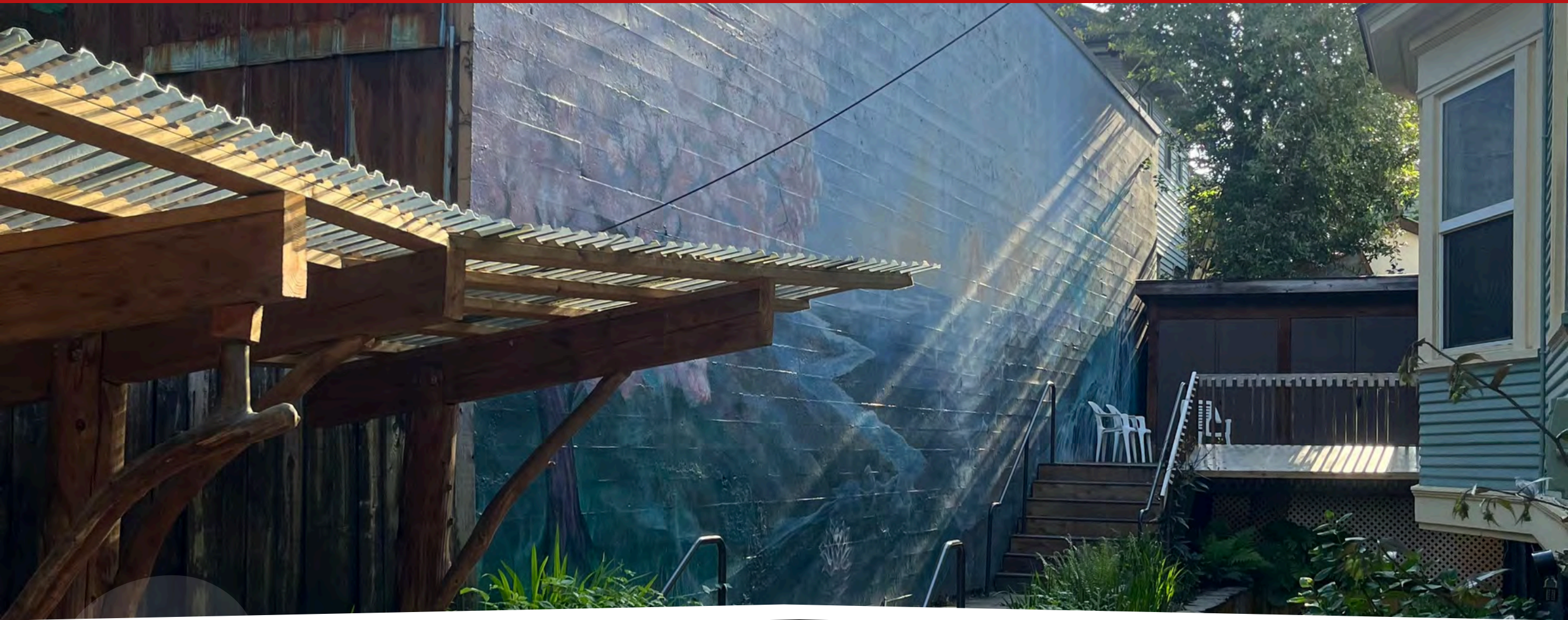
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