

# For Sale



- Price: \$525,000.
- Fully leased
- SFR/Duplex combo

Two tax lots each  
Approx. 5,200 sf

- 2br house
- 2br/1br duplex
- Excellent parking
- 2020 CAP 5.24%

## N. Clackamas Co. House and Duplex

6787 and 6791-93 SE Alberta Avenue, Portland, OR

- Located just south of Portland in lower tax base Clackamas Co.  
EASY TO MAINTAIN ONE STORY STRUCTURES NEAR JOHNSON CK. INDUSTRIAL AREA AT BELL AVE.
- SFR: 2 br approx. 770 sf. DUPLEX: approx. 1,500 sf- one 1br unit and one 2br unit.
- New roof on Duplex 7-20. 2br duplex unit remodeled. All have W/D hook ups.
- 19-20 Property taxes : \$4,132Total. Scheduled rents total \$3,450/month
- Please do not disturb occupants. Interior inspection only upon accepted P/S Agmt.
- Seller to pay sewer lien at closing. 2-17 appraisal of \$479K (before unit remodeled).
- Please call office to arrange on site meeting. Can forward operating statement obtained from owner.

**DEVLIN PROPERTIES**

10425 SW 55<sup>TH</sup> AVENUE

PORTLAND, OR 97219

**CONTACT: MIKE DEVLIN**

phone: 503-246-4045/ 503-901-5407

[mdevprop@hotmail.com](mailto:mdevprop@hotmail.com)

Enclosed information provided by sources deemed reliable, however, not guaranteed.