

RIVERVIEW APARTMENTS

12425 SE River Rd | Milwaukie, OR 97222

**40-UNIT
MULTI-FAMILY
MILWAUKIE, OR**



PROPERTY OVERVIEW

- Number of Units: 40
- Unit Mix: (17) 1BR/1BA, (23) 2BR/1BA
- Year Built: 1978
- Zoning: R-HD (*High-Density Residential*)

INVESTMENT HIGHLIGHTS

- Milwaukie location, near Portland's city limits and the MAX Orange Line, McLoughlin Blvd, and Hwy 224
- 13 on-site garages, uncommon in this submarket
- Original interior finishes in majority of units offer value-add upside to market rents
- Limited new multifamily supply in the submarket
- 40-unit scale attractive to both regional and institutional buyers

RECENT CAPITAL IMPROVEMENTS

- Roofs Replaced: 2020
- Siding Replaced: 2020
- Windows Replaced: 2020
- Garage Doors Replaced: 2021
- Decks & Stairways Replaced: 2021 (*one stairway remaining*)
- Gutters & Downspouts Replaced: 2022



- Sidewalks & Curbs Replaced: 2025
- Retaining Walls Installed: 2025
- Landscaping & Irrigation Installed: 2025

Offering Memorandum available to qualified buyers upon execution of a Confidentiality Agreement.

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For more details or to schedule a property tour please contact:

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Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

Norris & Stevens

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