

PROPERTY INFORMATION

General Description

Developer/flipper opportunity! Mid-sized bungalow in desired South Tabor neighborhood, ready for a full rehab or further development.

The property has been completely cleaned out and all vegetation cut back. To be sold as-is - seller to do no repairs.

Listing Agents

AG: Alex Roy

Cell: 503-233-5492

Email: alexroyrealty@gmail.com

Email: joshd@johnlscott.com

CoAG: Josh Devine

Cell: 503-868-9768

Showing and Questions: Contact Listing Agent

List Type: Exclusive Right to Sell

Property Description

Address: 3120 SE 53RD AVE
PORTLAND, OR 97206

Description: 3 bed, 1 Bath

Building Size: 1,932 sq ft

Condition: Fixer

Year Built: 1908

Garage: 1 space, tuck-under

Fireplace: none

Roof: Composite

Siding: Asbestos

Property ID: R149361

Legal Desc: EAST CRESTON, BLOCK 26, LOT 7

Zoning: R5 - Residential 5,000

Overlay: none

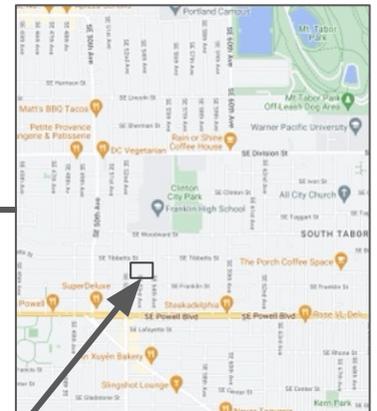
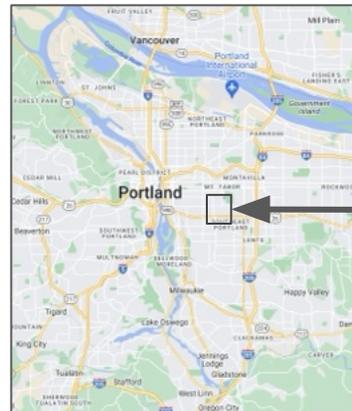
Neighbor.: SOUTH TABOR

Structure: Single Family Home

Utilities: Electricity Connected, Sewer Connected, Water Connected

Lot Size: 0.11 acres (5,000 sq ft)

Property Tax: \$4,557.78 (2024)



All information is deemed reliable but not guaranteed. Buyers must confirm through their own due diligence.

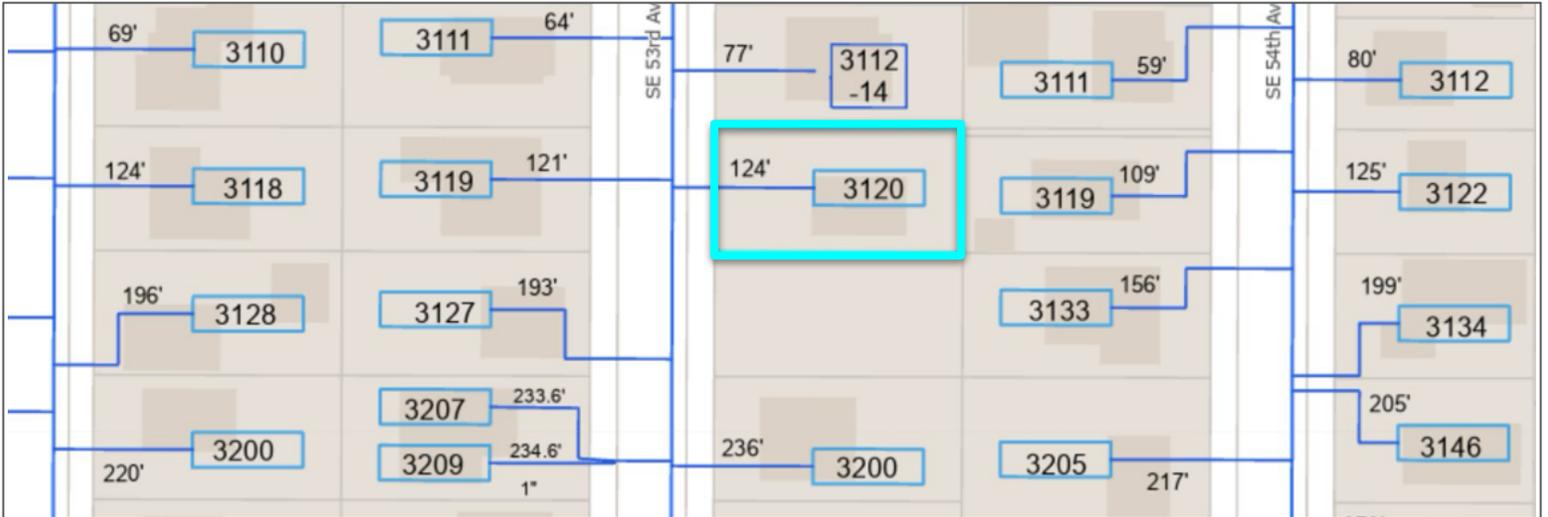
Schools

District: Portland SD 1J
 Elementary School: Atkinson Elementary School
 Middle School: Mt Tabor Middle School
 High School: Franklin High School

Flood Zone

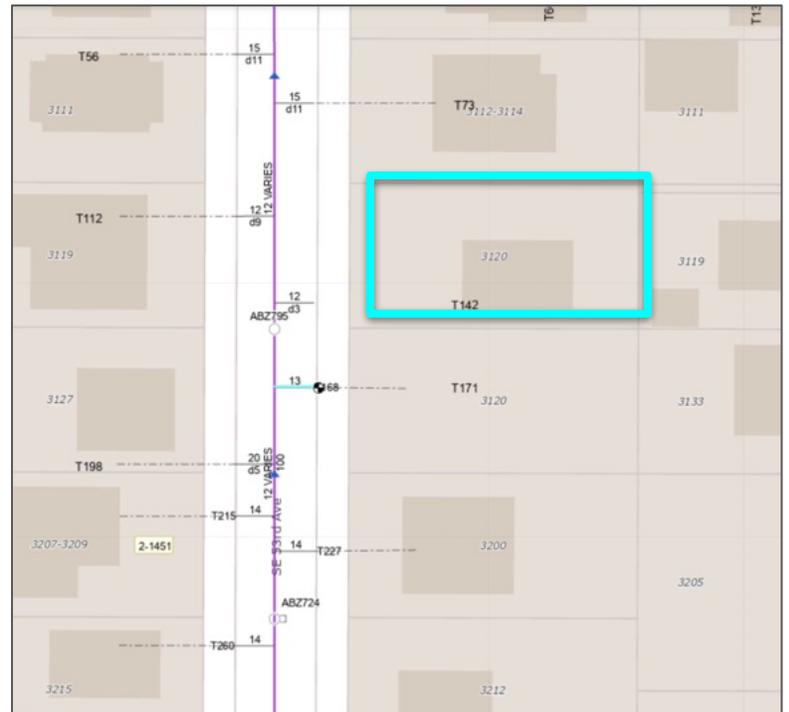
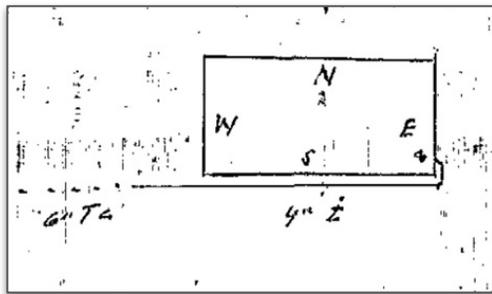
FEMA Special Flood Hazard Area (SFHA): No
 FEMA Reduced Flood Risk Due to Levee: No
 1996 Flood Inundation Area: No

Water Assets



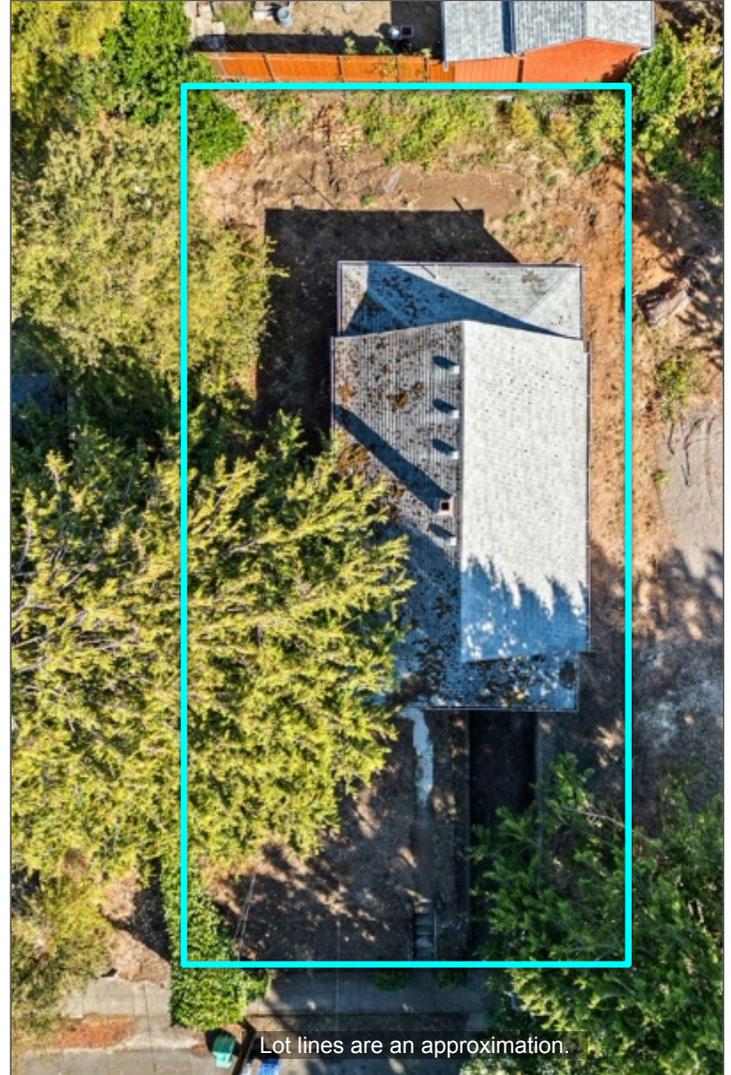
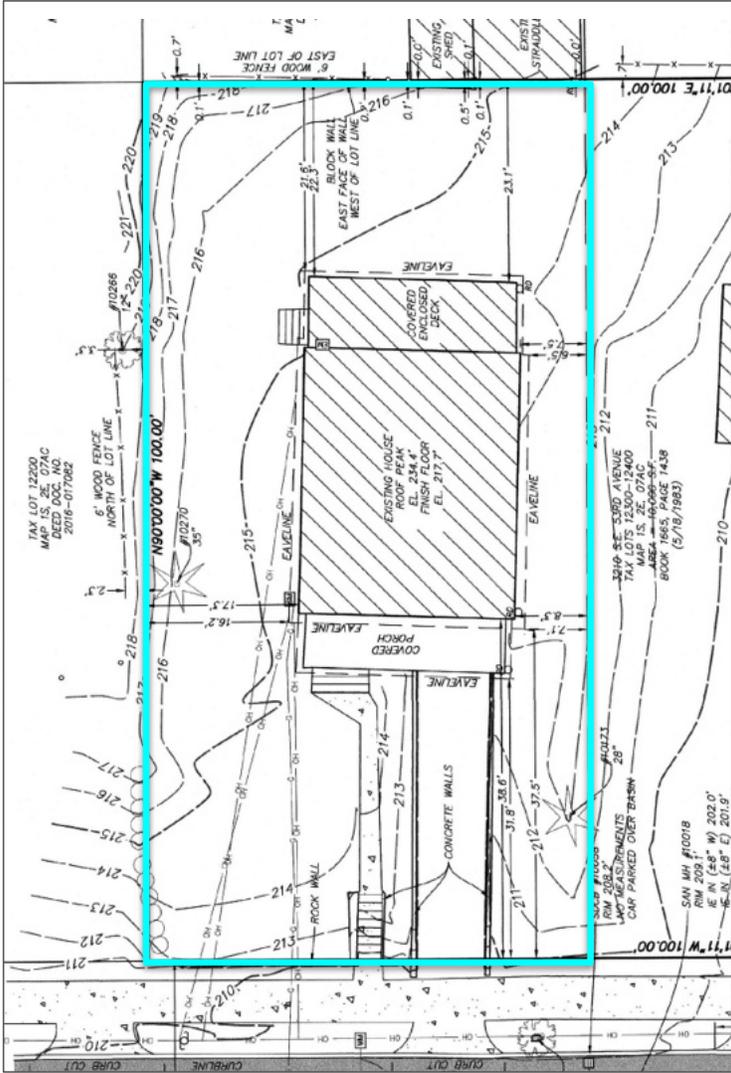
Sewer Assets

Limited information available. Line is likely the original installed in 1918.



All information is deemed reliable but not guaranteed. Buyers must confirm through their own due diligence. Information concerning schools, flood zone, water assets and sewer assets was obtained from PortlanMaps.com.

Aerial View & Floor Plan



Photos



Photos



Photos



Floor Plan



R5 Zoning

The R5 zone is a single-dwelling zone which allows 1 lot per 5,000 ft². The major types of new housing development will be limited to single family houses, duplexes, triplexes, fourplexes and ADUs.



Housing Types Allowed In R5 Single-Dwelling Zone

Title 33, Chapter 33.110, Table 110-2 & Table 1110-4

https://www.portland.gov/sites/default/files/code/110-sd-zone_2.pdf

<https://www.portland.gov/ppd/zoning-land-use/zoning-code-overview/residential-infill>

Type	Allowed
House	Yes
Attached house (See 33.110.260.C)	Yes
Accessory dwelling unit (See Chapter 33.205)	Yes
Duplex*	Yes
Triplex* (See 33.110.265.E)	Yes
Fourplex* (See 33.110.265.E)	Yes
Multi-dwelling Structure (See 33.110.265.F)	Yes
Cottage Cluster* (See 33.110.265.G)	Yes
Manufactured home (See Chapter 33.251)	Yes
Manufactured Dwelling park	No

* Middle House Land Division option available

Maximum FAR (Table 110-4)

- 1 total dwelling unit	0.5 to 1
- 2 total dwelling units [1]	0.6 to 1
- 3 total dwelling units [1]	0.7 to 1 [2]
- 4 or more total dwelling units	0.8 to 1 [2]

Minimum Setbacks

- Front building setback	10 ft.
- Side building setback	5 ft.
- Rear building setback	5 ft.
- Garage entrance setback	18 ft.

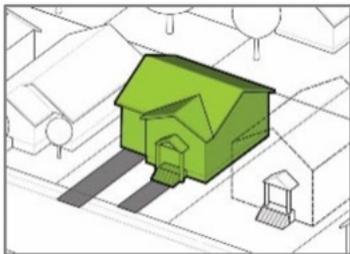
Maximum Building Coverage Allowed:

2,250 sq. ft + 15% of lot area over 5,000 sq. ft.

See 33.110.210, 33.110.220, 33.110.265

[1] Including accessory dwelling units.

[2] Additional FAR and height may be allowed.



House



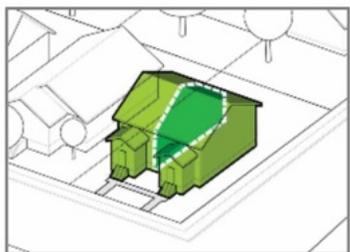
Triplex*



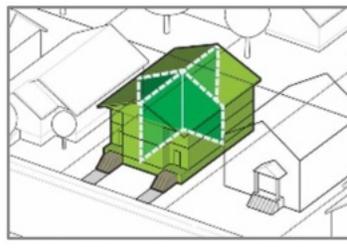
House + 1 or 2 ADUs



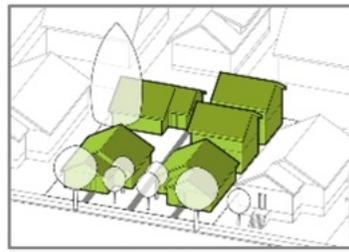
Detached Duplex*



Duplex*



Fourplex*



Cottage Cluster*