

For more information, contact:

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Russell Hosner
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FOR SALE



SELLWOOD OFFICE BUILDING | \$795,000

8201 SE 17th Ave | Portland, OR

EXECUTIVE SUMMARY

PROPERTY INFORMATION

Address: 8201 SE 17th Ave | Portland

Year Built: 1913, renovated

Building Size: 4,262 SF

Land Size: 5,000 SF

Parking: 5 on-site + street parking

Price \$795,000

Pro forma Cap Rate 6%

Net Operating Income \$47,700

Assumes \$15 per SF modified gross

Property taxes \$9,800.00

Insurance \$3,500.00

Own an entire building in the charming Sellwood neighborhood. Featuring contemporary interior finishes, this property provides about 4,262 sq ft of adaptable workspace across two levels. It includes off-street parking plus plenty of street parking, and enjoys strong visibility in a sought-after area near restaurants, shops, and Waverly Country Club.

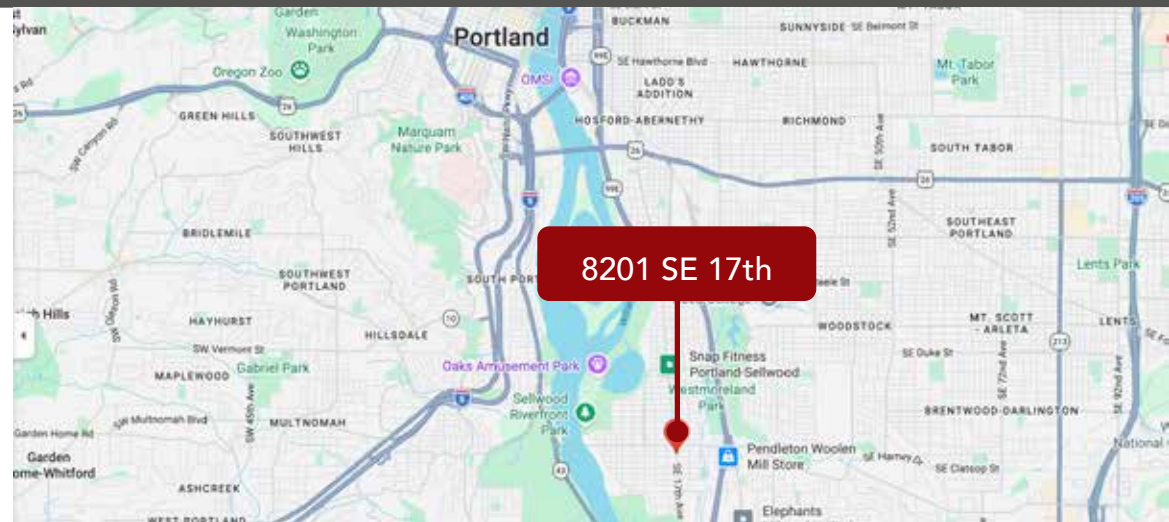
- » **Divisible - 1st floor 2,161 SF & 2nd floor 2,161 SF**
- » **Updated interiors**
- » **Significant new development surrounding this property**
- » **Ideal for owner/user**
- » **Wood frame construction**





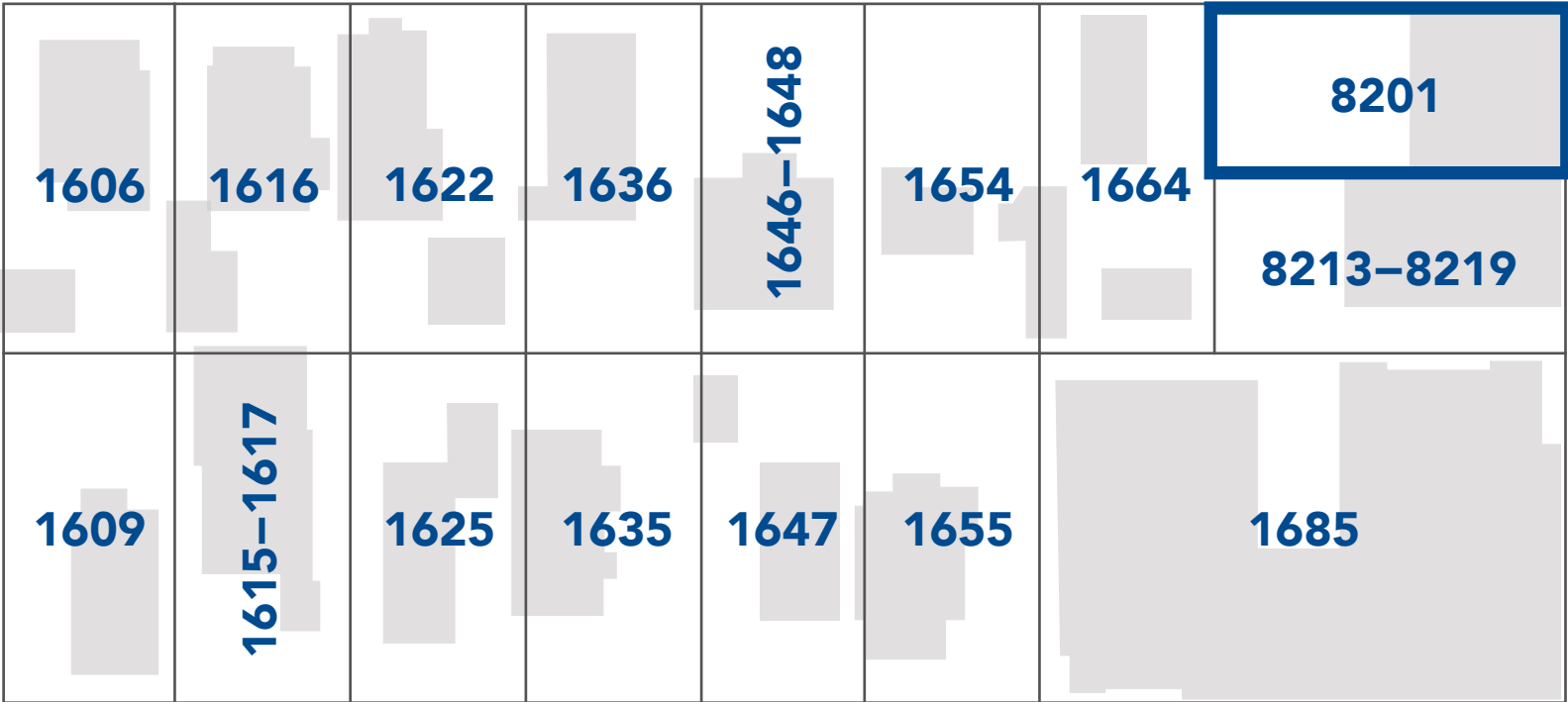
INVESTMENT HIGHLIGHTS

- » Located in highly desirable Sellwood area
- » Owner/User opportunity
- » Owner financing available with favorable terms



PROPERTY HIGHLIGHTS | SITE PLAN

- » Exterior signage available
- » Furniture is negotiable





WALK SCORE = 88
BIKE SCORE = 87

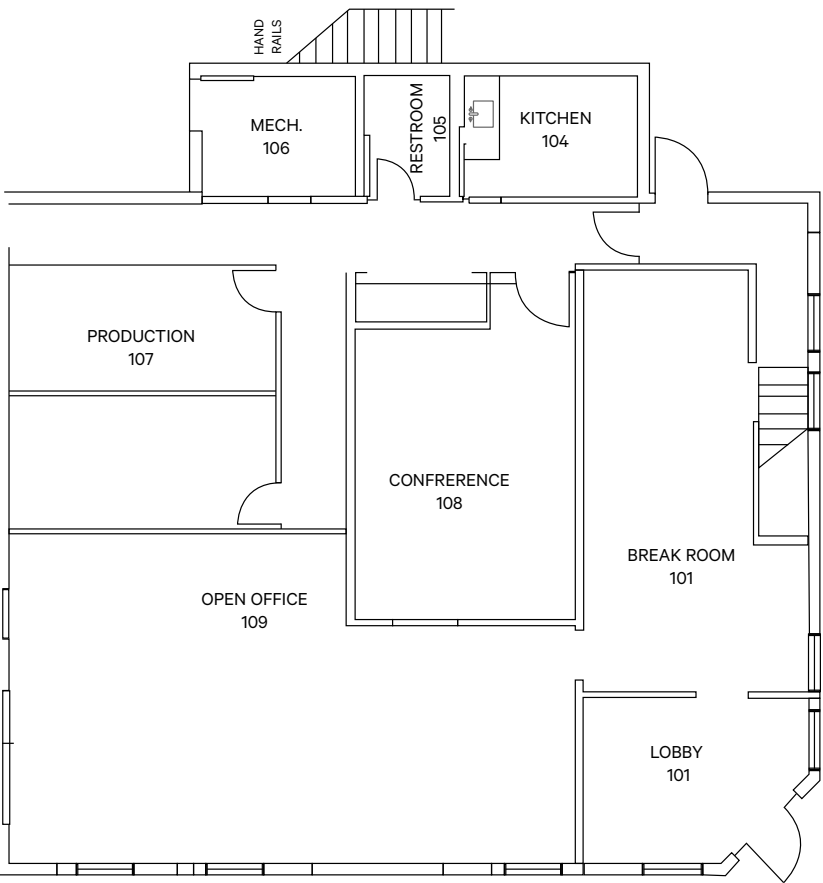


PROPERTY HIGHLIGHTS | INTERIOR PHOTOS

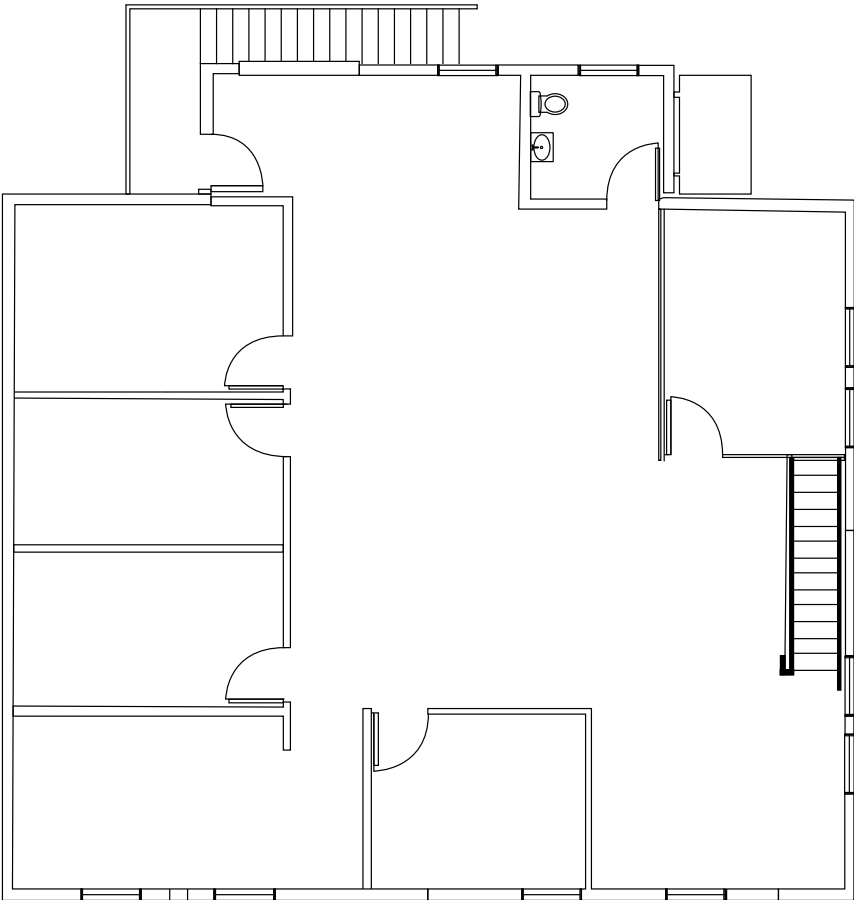


PROPERTY HIGHLIGHTS | FLOOR PLANS

1ST FLOOR
± 2,161 SF



2ND FLOOR
± 2,161 SF



AREA HIGHLIGHTS | SELLWOOD



SELLWOOD DEMOGRAPHICS

MEDIAN AGE	HOUSEHOLDS
40	6,500
INCOME	EDUCATION
Median Home Value \$559,000	HS or Higher 88%
Median Household 80,000	Bachelor's or Higher 64%

source: [PortlandMaps Open Data \(gis-pdx.opendata.arcgis.com/datasets/\)](https://gis-pdx.opendata.arcgis.com/datasets/); U.S. Census Bureau TIGER/Line files; 2010 census SF1 file, 2020 census DHC and Response Rate files; American Community Survey (ACS) 2017-2021 5-year detailed tables; Feeding America (www.feedingamerica.org); CDC Life Expectancy Estimates Project (USALEEP); Metro-RDPO Social Vulnerability Tools (rdpo.net/social-vulnerability-tools-project); Metro RLIS Canopy 2020 (rlisdiscovery.oregonmetro.gov); L2 Voter Data (l2-data.com).

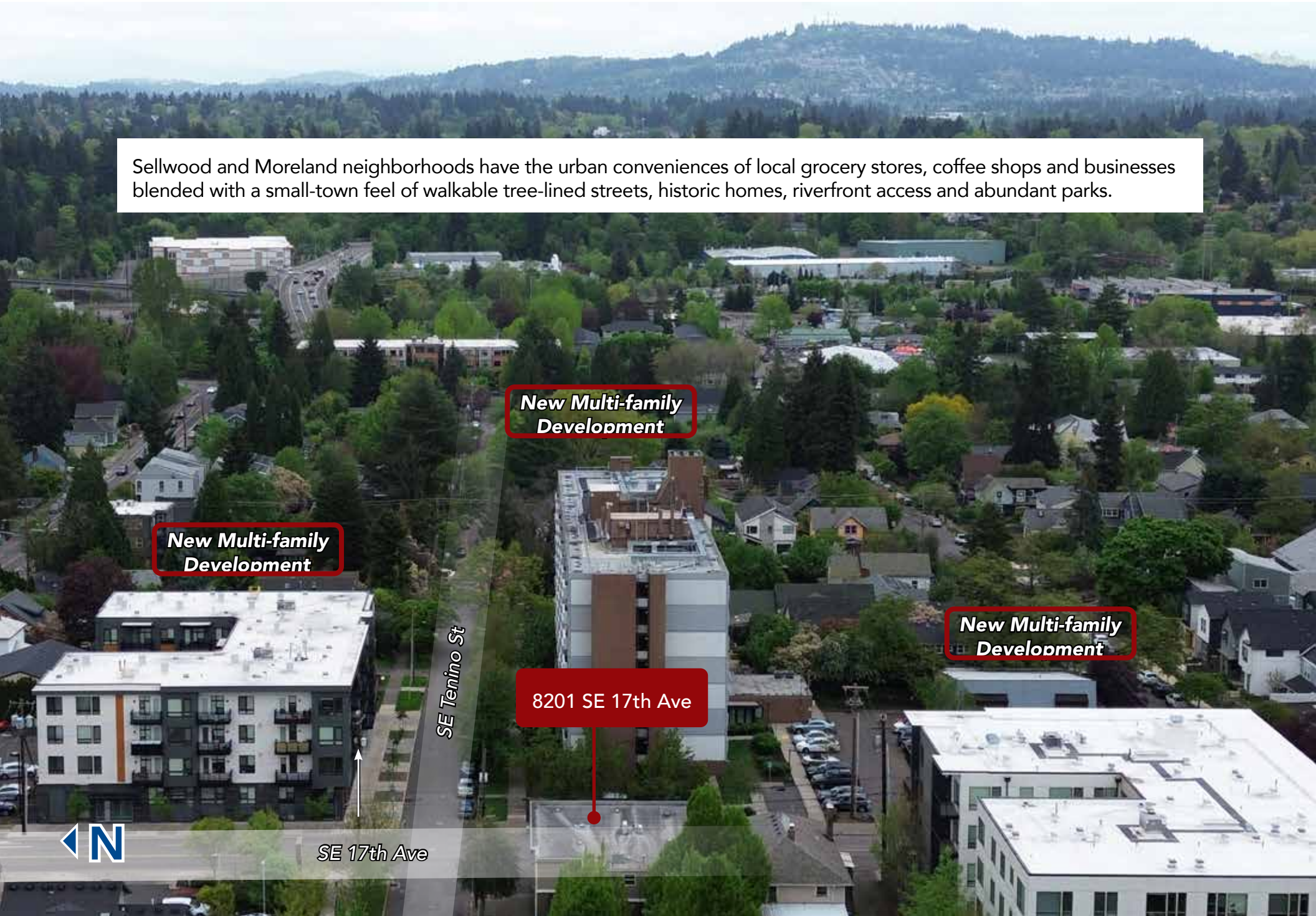
See also Notes and Definitions

8201 SE 17th



AREA HIGHLIGHTS | SELLWOOD

Sellwood and Moreland neighborhoods have the urban conveniences of local grocery stores, coffee shops and businesses blended with a small-town feel of walkable tree-lined streets, historic homes, riverfront access and abundant parks.



**New Multi-family
Development**

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Development**

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Development**

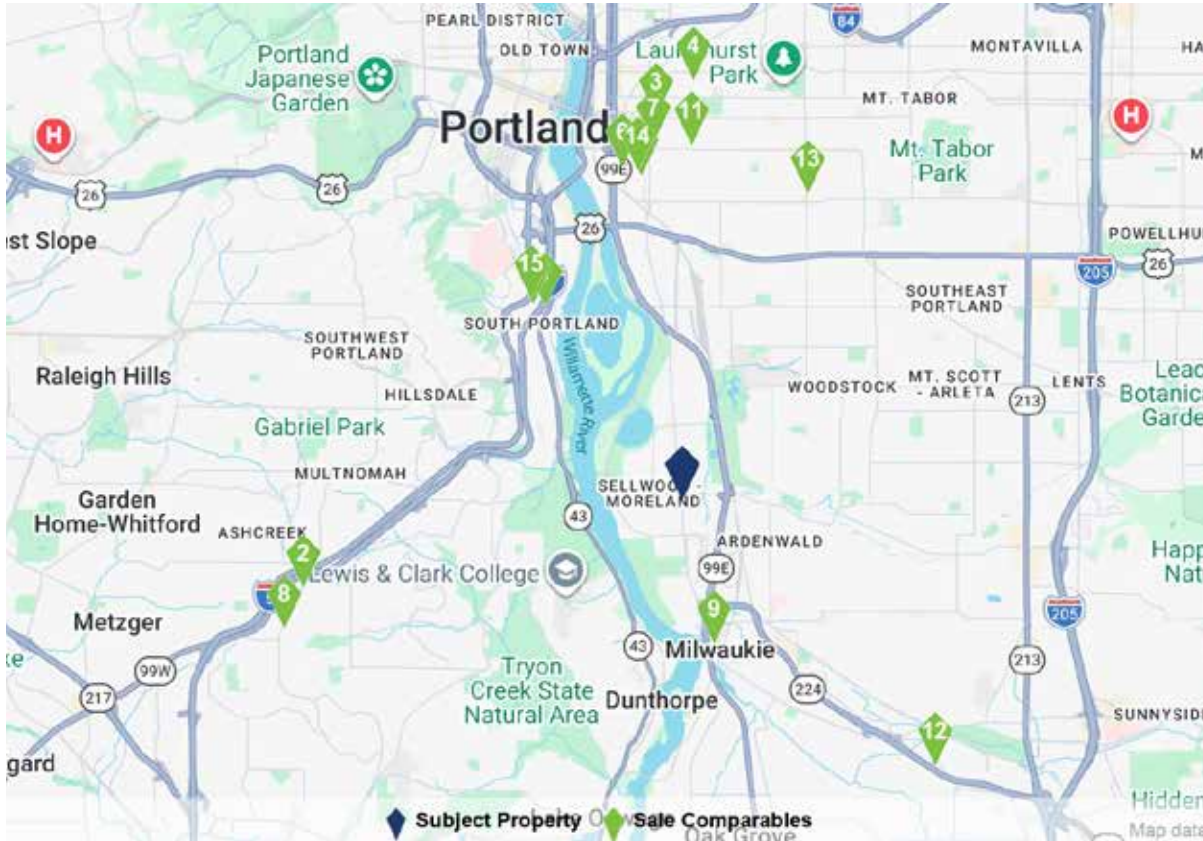
8201 SE 17th Ave



SE 17th Ave

SE Tenino St

SALES COMPARABLES LIST



Avg. Cap Rate

7.2%

Avg. Price/SF

\$282

Avg. Vacancy At Sale

8.8%

Property Name - Address	Property				Sale		
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF
1 4540 S Kelly Ave	★★★★★	1908	8,466	0%	5/22/2026	\$1,975,000	\$233
2 10230 SW Capitol Hwy	★★★★★	1988	2,453	0%	4/30/2026	\$750,000	\$306
3 1305 SE Belmont St	★★★★★	1888	3,316	0%	4/29/2026	\$824,900	\$249
4 2007 SE Ash St	★★★★★	1966	4,727	0%	3/25/2026	\$1,050,000	\$222
5 1020 SE Harrison St	★★★★★	1989	4,000	0%	2/27/2026	\$1,100,000	\$275
6 1825 SE 7th Ave	★★★★★	1910	3,206	0%	2/10/2026	\$825,000	\$257
7 1221 SE Madison St	★★★★★	1960	5,033	0%	1/9/2026	\$1,458,000	\$290
8 11030 SW Capitol Hwy	★★★★★	1985	5,345	0%	11/13/2025	\$1,400,000	\$262

Property Name - Address	Property				Sale		
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF
9 2001 SE Jefferson St	★★★★★	1990	2,668	100%	8/25/2025	\$1,050,000	\$394
10 112 S Hamilton St	★★★★★	1905	2,166	0%	8/25/2025	\$626,962	\$289
11 2000 SE Madison St	★★★★★	1957	7,740	0%	6/23/2025	\$2,697,935	\$349
12 Bldg. I 6552 SE Lake Rd	★★★★★	1973	7,332	0%	6/16/2025	\$1,525,000	\$208
13 2306 SE 39th Ave	★★★★★	1956	2,300	0%	5/1/2025	\$865,750	\$376
14 1905 SE 10th Ave	★★★★★	1958	3,750	0%	12/5/2024	\$2,080,000	\$555
15 Cook Building 4412 SW Barbur Blvd	★★★★★	1981	8,209	43.1%	10/21/2024	\$1,700,000	\$207

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Russell Hosner has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Russell Hosner has not verified, and will not verify, any of the information contained herein, nor has Russell Hosner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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