

For more information, contact:

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Russell Hosner
6850 N Greenwich #3
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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**





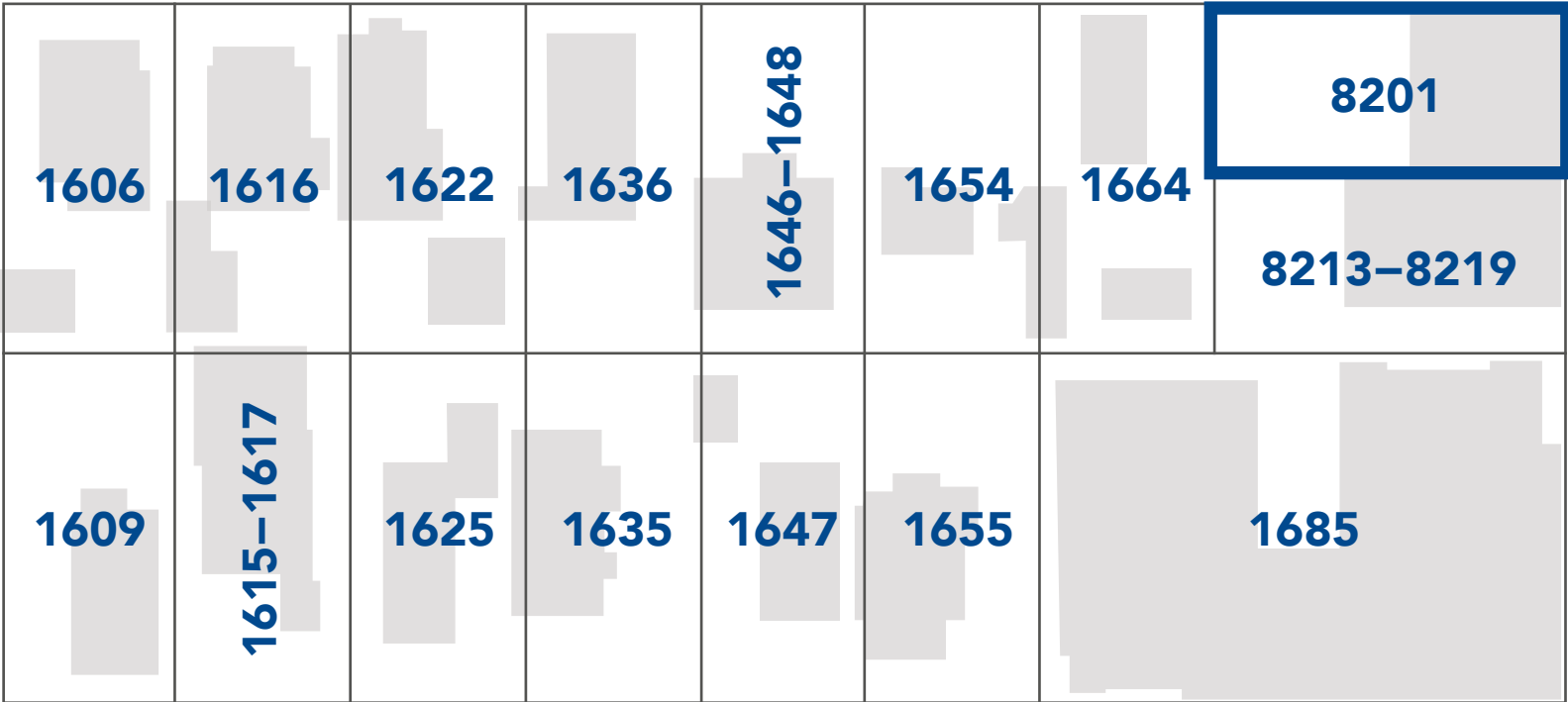
INVESTMENT HIGHLIGHTS

- » 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

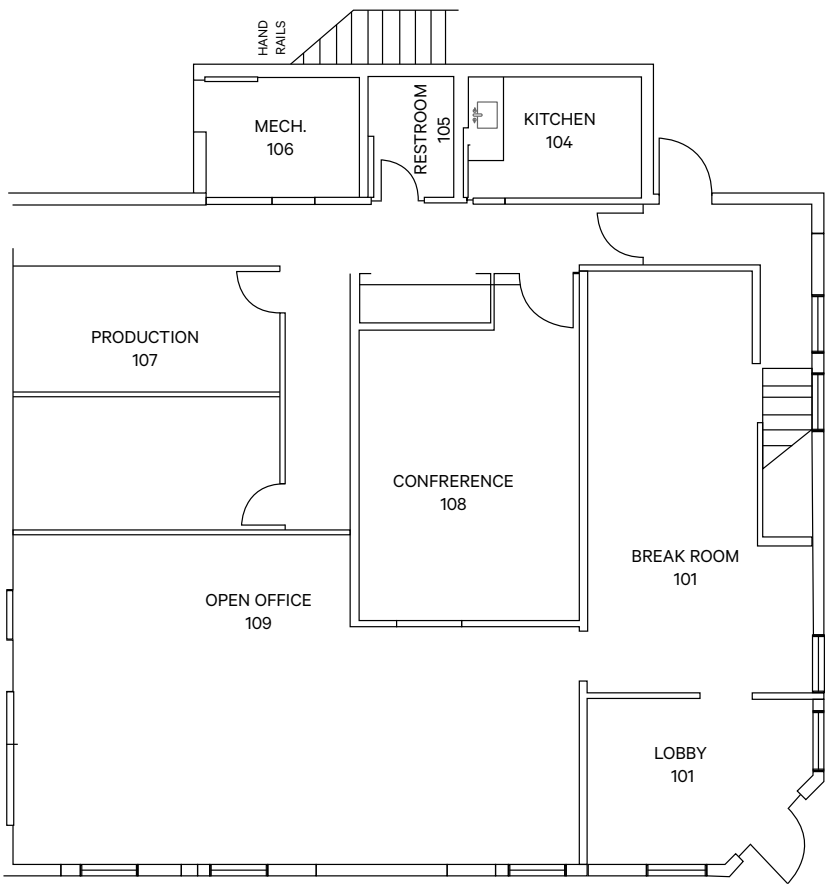


PROPERTY HIGHLIGHTS | INTERIOR PHOTOS

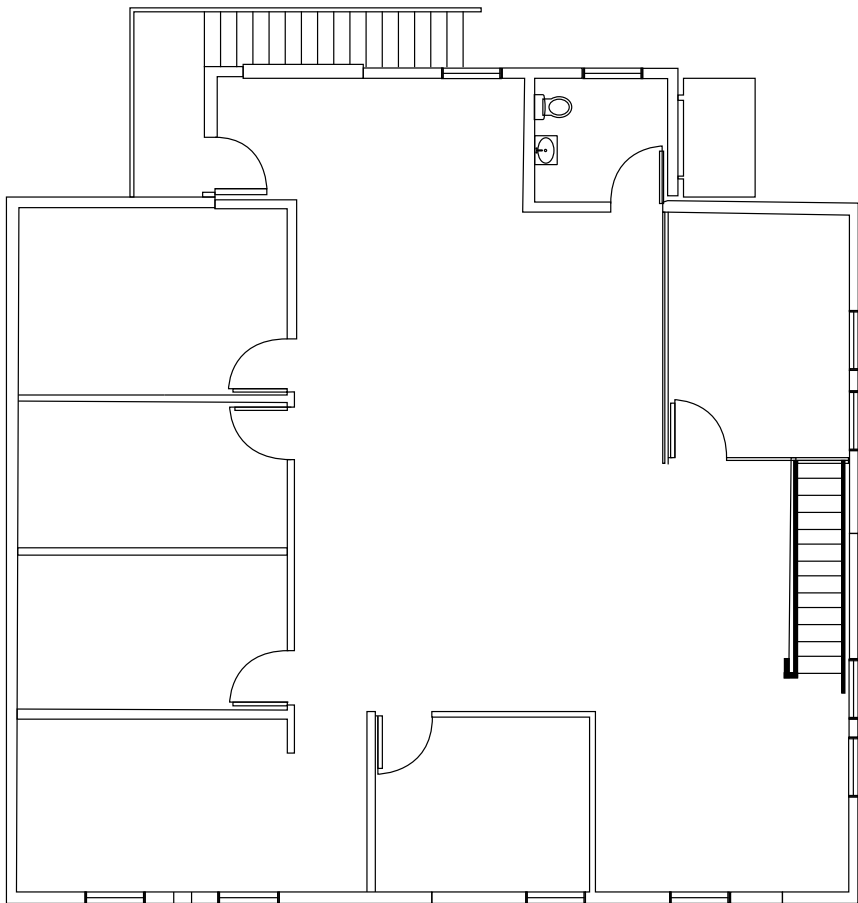


PROPERTY HIGHLIGHTS | FLOOR PLANS

1ST FLOOR
± 2,161 SF



2ND FLOOR
± 2,161 SF



AREA HIGHLIGHTS | SELLWOOD

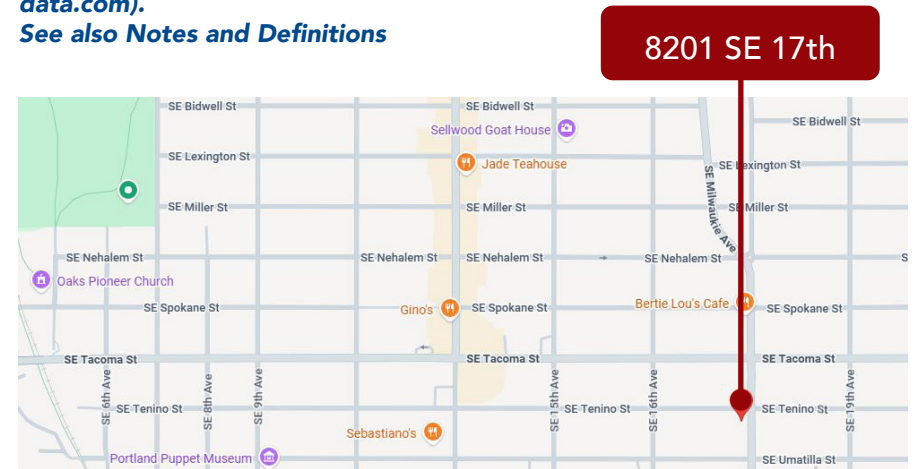


SELLWOOD DEMOGRAPHICS

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



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**

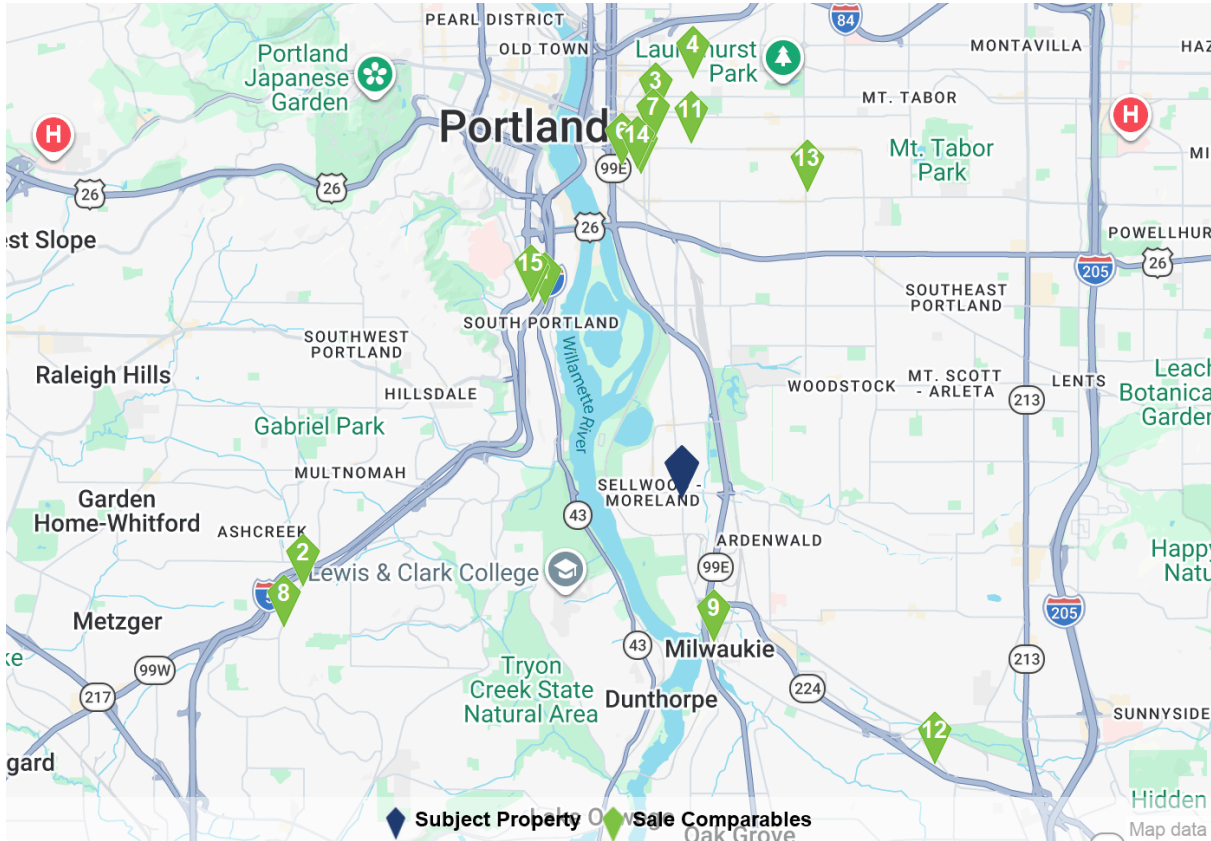
8201 SE 17th Ave



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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