

# SHANNON BAIRD, CNE SRE

*Oregon Licensed Broker, Windermere Realty Trust*



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## PROPERTY AMENITIES & FEATURES

2105 SE Ochoco Portland, Oregon 97222

Sellwood + Moreland | Offered at \$ 750,000 | 4 Bedrooms | 2 Bathrooms  
2158 Sq. Ft Home + Shop | Built in 1927 | 7259 Sq. Ft. Lot + 5642 Sq. Ft. Lot  
MLS# 628847563 Commercial | MLS#137487847 Residential

- Upgraded 200-amp electrical panel with a sub for ADU conversion — supports future expansion or separate systems
- New Rheem 50-gallon gas water heater
- New lower-level Marvin windows
- New water main
- New Trane gas furnace with A/C
- Additional tax lot—fenced and landscaped
- Remodeled and updated lower level
- New exterior paint
- Marvin windows in lower-level rooms with egress
- Strong weekday traffic and visibility; quieter weekends
- Tesla Vehicle Charger

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## EXTERIOR, SETTING AND AMENITIES

- 7,259 sq ft lot with existing structure + separate 5,642 sq ft tax lot—ideal for future development or expansion
- Front and back porch areas
- Detached studio space 430 sq. ft.
- Flexible layout suited for owner-user or business operations
- Mature landscaping

## MAIN LEVEL

- Bamboo flooring throughout
- Light-filled front rooms—ideal for meetings, client visits, or reception
- Kitchen with vintage character and functional workspace
- Two rooms converted to offices with built-in desks and storage
- Full hall bathroom

## LOWER LEVEL - FULLY REMODELED

- Two rooms + one full bathroom
- Laundry room
- Hallway with wall of cedar-lined closet storage
- Exterior entry
- Opportunity for separate suite or expanded use
- Modern, updated finishes with clean, contemporary design

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## AREA + COMMERCIAL VIABILITY

Strategically positioned near the intersection of SE Ochoco Street and Oregon Route 99E, 2105 SE Ochoco offers compelling commercial potential at the gateway between Sellwood, Westmoreland, and Milwaukie—one of Southeast Portland’s most connected transitional corridors. The location benefits from strong weekday traffic patterns, excellent visibility, and direct access to both Portland and Clackamas County markets—an increasingly valuable combination for owner-users, investors, and growing businesses.

Situated along a primary commuter route, the property provides consistent exposure for office, studio, boutique retail, wellness, and service-based uses. Proximity to established residential neighborhoods supports a reliable local customer base, while Oregon Route 99E offers direct connectivity to downtown Portland, Sellwood’s commercial core, Milwaukie’s expanding redevelopment areas, and surrounding suburban communities—broadening both reach and accessibility.

An additional tax lot and off-street parking significantly enhance the property’s flexibility—supporting customer access, employee parking, future expansion, or outdoor use. This combination of visibility, usability, and development potential is increasingly difficult to find in this corridor. As Sellwood and neighboring Milwaukie continue to see investment and growth, 2105 SE Ochoco presents a rare opportunity to secure adaptable commercial zoning in a location where neighborhood demand meets arterial exposure—positioning the asset for both immediate use and long-term upside.

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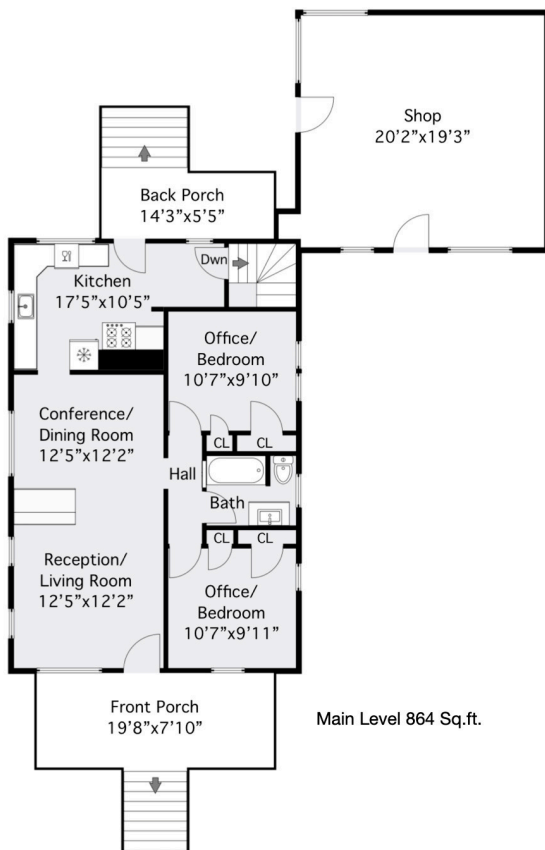
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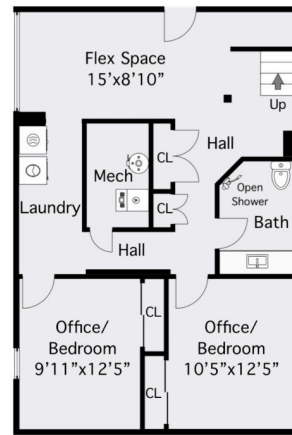
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## 2105 SE Ochoco St Portland, OR 97222

4 Beds/Offices 2 Baths 1,728 Sq.ft.  
Shop 430 Sq.ft.



FloorPlan measurements are approximate and are for illustrative purposes only. We make no guarantee, warranty, or representation to the accuracy and completeness of the FloorPlan.

