



NE PORTLAND OWNER-USER BOUTIQUE OFFICE

**317 NE Sacramento St**  
Portland, OR 97212

**FOR SALE**

**Property Features**



±3,500 SF



2,256 SF



CM3 Zoning


## Property Description


317 NE Sacramento St is a well-located office asset positioned within Portland's highly sought-after NE Close-In submarket, just off NE Martin Luther King Jr. Blvd. The property consists of approximately 2,190–2,256 square feet across a functional multi-level layout, situated on a compact 0.08-acre urban lot.

Originally constructed in 1904 and recently renovated in 2023 for office use, the building blends historic architectural character with modern usability. Currently configured as a boutique office converted from residential use, the asset offers immediate functionality for an owner-user or investor seeking a centrally located, move-in-ready opportunity.

The surrounding area is defined by dense residential population, active commercial corridors, and strong transit accessibility, supporting continued demand from office, creative, and service-oriented users. The CM3 zoning designation further enhances flexibility, allowing a wide range of commercial and mixed-use applications aligned with Portland's urban infill development trends.

**Cameron Schwab** | Commercial Broker & Advisor

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Each Office Is Independently  
Owned and Operated.



Property Details			
Price	\$420,000	Year Built / Renovated	1904 / 2023
Price / SF	\$203	Stories	2 + Basement
Price / Land SF	\$127	Layout	Basement (673 SF) / Main (712 SF) / Upper (805 SF)
Building Size	±2,190–2,256 SF	Zoning	CM3 (Commercial Mixed-Use 3)
Lot Size	0.08 Acres (±3,500 SF)	Occupancy	Business Group B

## Key Highlights:

- Prime NE Close-In Portland submarket with strong urban demand
- Immediate proximity to NE MLK Blvd with ±26,670 VPD
- Dense population base of ±26,780 residents within 1 mile
- Average household income exceeding \$115,000 within 1 mile
- Transit-oriented location with multiple stops within walking distance (±8–13 minutes)
- 4-minute drive to Downtown Portland
- 21-minute drive to Portland International Airport
- Infill location with limited supply supporting long-term value retention

