

# SELLER FINANCING

# FOR SALE

## **7981 SE 17TH AVE PORTLAND, OR 97202**

Located at 7981 SE 17th Ave, Portland, OR 97202, this commercial property sits in the heart of the desirable Sellwood neighborhood—a bustling community known for its boutique shops, charming eateries, and vibrant local businesses. This property offers an incredible opportunity for retail or office space in a high-traffic, pedestrian-friendly area. With its vintage character and modern amenities, it's ideal for businesses seeking both style and visibility.

**\$749,000** (Seller Financing Available)

Commercial Real Estate For Sale

### **TOD BRESLAU**

Senior Commercial Broker

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 **PREMIERE**  
PROPERTY GROUP, LLC



# BUILDING

## IDEAL FOR:

- Boutique Retail
- Creative Office
- Wellness Studio
- Café or Eatery  
(With potential for patio seating)

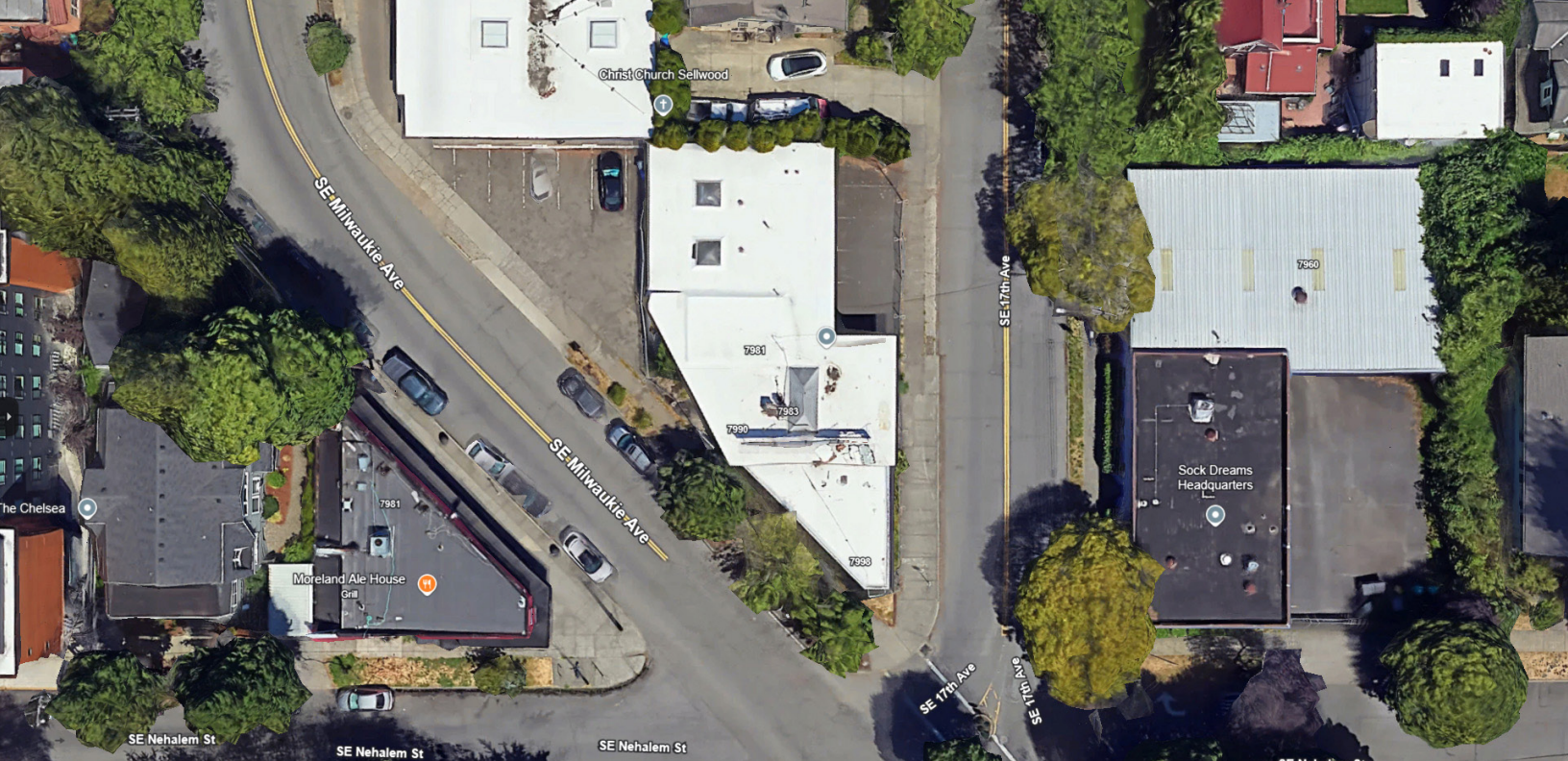
- Built in 1929
- 3,654 SF (Building)
- 6,037 SF / 0.14 AC (Lot)
- CS Zoning
- 4 Parking Spaces
- Asking Price: \$799,000 (Seller Financing Available)



## KEY FEATURES

This is a rare opportunity to acquire commercial space in one of Portland's most dynamic neighborhoods. With strong local demographics and continued growth, Sellwood offers the ideal environment for businesses to flourish. Whether you're a local entrepreneur or an investor looking to add a high-potential property to your portfolio, 7981 SE 17th Ave is a smart choice.

- **Prime Location:** Situated on SE 17th Ave, the property is in one of Portland's most sought-after neighborhoods, benefiting from excellent street frontage and easy access.
- **High Foot Traffic:** Sellwood is a well-loved neighborhood, popular among residents and tourists alike, ensuring a steady stream of potential customers.
- **Versatile Space:** Perfect for a range of uses, including retail, office, or creative space. Flexible layout options allow for customization to meet tenant needs.
- **Historic Charm with Modern Updates:** The property offers vintage architectural details, blended seamlessly with updated infrastructure to support a contemporary business environment.
- **Nearby Amenities:** Surrounded by popular dining, shopping, and entertainment options, plus easy access to public transit, bike lanes, and major roads.



## KEY AMENITIES

- Oaks Amusement Park
- New Seasons Market
- Sellwood Park
- Sellwood Riverfront Park
- Westmoreland Park
- Eastmoreland Golf Course
- Crystal Springs Rhododendron Garden
- QFC

## LOCAL AMENITIES

- Columbia Factor Store
- Slow Pour Coffee + Bar
- Art Factors & Gunnary's
- Sebastinao's
- Fiddlehead Cycles
- Les Schwab Tire Center
- Savory Spice Shop
- Sellwood Union
- Plural Collective
- Sweetpea's
- The Antique Boutique
- Blue Kangaroo Coffee Roasters
- Reverend's BBQ
- Gino's
- PDX Sliders

## LOCATION HIGHLIGHTS

- Located in Sellwood
- High Foot / Bike Traffic
- Close to many shops, restaurants and attractions within a few miles
- Only 15 Minutes to Downtown Portland
- Easy access to public transit, bike lanes, and major roads.





## ADDITIONAL PHOTOS





## DEMOGRAPHICS

|                    | 1 Mile Radius | 3 Mile Radius | 5 Mile Radius |
|--------------------|---------------|---------------|---------------|
| Population:        | 15,011        | 133,859       | 425,994       |
| Households:        | 6,710         | 58,083        | 194,499       |
| Median Age:        | 42.7          | 40.4          | 40.6          |
| Median HH Income:  | \$93,707      | \$91,210      | \$85,099      |
| Daytime Employees: | 7,146         | 169,898       | 415,486       |

## TRAFFIC

| Streets                                 | Traffic Volume | Count Year | Property Distance |
|---|----------------|------------|-------------------|
| SE Milwaukie Ave & SE Miller St (NW)    | 10,971         | 2022       | 0.00 mi           |
| SE 17th Ave & SE Spokane St (S)         | 11,752         | 2022       | 0.04 mi           |
| SE Milwaukie Ave & SE Miller St (S)     | 7,314          | 2018       | 0.05 mi           |
| SE Spokane St & SE 17th Ave (E)         | 499            | 2022       | 0.06 mi           |
| SE Spokane St & SE Spokane St (S)       | 12,835         | 2022       | 0.07 mi           |
| SE Spokane St & SE 17th Ave (W)         | 303            | 2022       | 0.08 mi           |
| SE Lexington St & SE Milwaukie Ave (SE) | 8,750          | 2018       | 0.09 mi           |
| SE 17th Ave & SE Tacoma St (S)          | 8,059          | 2022       | 0.10 mi           |
| SE Tacoma St & SE 17th Ave (W)          | 11,452         | 2022       | 0.12 mi           |
| SE 19th Ave & SE Nehalem St (N)         | 746            | 2022       | 0.13 mi           |



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The information contained herein has been obtained from sources we deem reliable. We do not, however guarantee its accuracy. All information should be independently verified prior to purchase or lease.