



17635 SE McLoughlin Blvd

High-visibility commercial property | Milwaukie / Oak Grove, Oregon

ASKING PRICE

\$1,350,000



BUILDING

Approx. 5,400 SF

SITE

Approx. 0.26 acre

ZONING

C-3 commercial

CONFIGURATION

Multi-level

Commercial property for sale

17635 SE McLoughlin Blvd is a high-visibility freestanding commercial property along the SE McLoughlin Boulevard/OR-99E corridor. The approximately 5,400-square-foot, multi-level building sits on approximately 0.26 acre and offers a street-facing main level, lower/rear-access commercial space, on-site parking, and monument signage.

The property has an in-place mix of retail, food-service, and lower-level commercial uses. Updated main-level finishes, a flexible configuration, and strong corridor exposure create longer-term owner-user and value-add potential, subject to existing lease rights.

Financial and lease information is available to qualified parties following ownership approval.

Property highlights

- SE McLoughlin / OR-99E frontage
- Street-facing main level
- Lower/rear-access commercial area
- On-site parking
- Monument signage
- In-place tenant income
- Updated main-level finishes

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PROPERTY CONTACT

Harris Khan

971-284-7295

hskharris97@gmail.com

Existing records identify C-3 commercial zoning. Buyer should independently verify building and site area, zoning, permitted uses, lease rights, property condition, and all other property information.

Property views

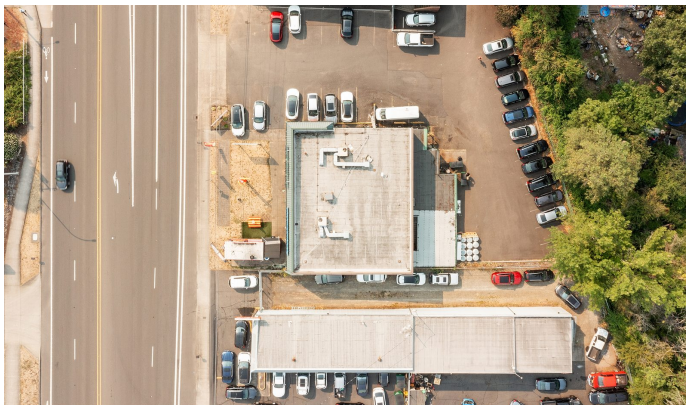
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Front parking and access



Direct SE McLoughlin frontage



Overhead site configuration



Main-level commercial area



In-place retail interior



Cross-corridor commercial context

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