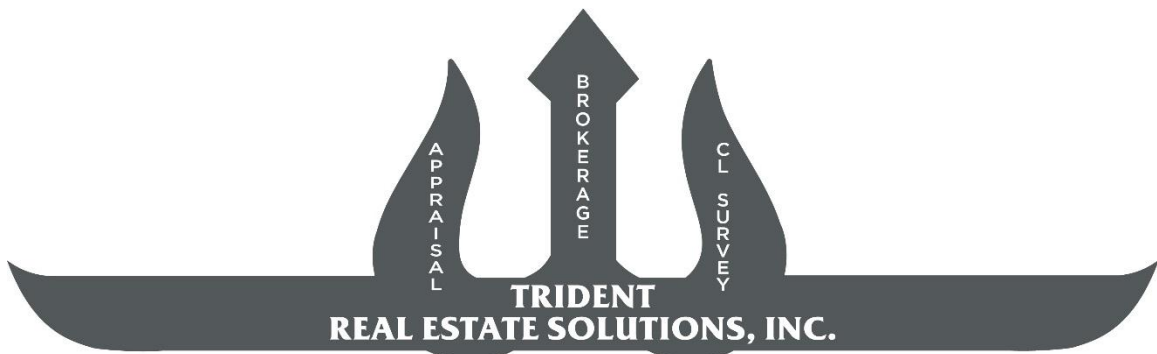


Sandra M. McLeod, President - Principal Broker

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17840 SE McLoughlin Blvd, Milwaukie Or

**Land:
22E18CA05100**

.37acres – 16,196 SF Tax lot 5100

Property Taxes 2025: \$4,906.89

Zoned: C3

Water – Sewer-Electrical in ground from previous building. Mobile Office unit ready to be place and connected. Lot is graveled and fenced

17840 SE McLoughlin Milwaukie Or 25

Seller financing available!

Asking Price: \$1,500,000

AERIAL OF SITE:



17840 SE McLoughlin Milwaukie Or 25

SOLD COMPARABLE AUTO RELATED SITES:

#1



17843 SE McLoughlin, Milwaukie Or

Building: 1964 inline style multi tenant building Grade door style – 4 suites 1,200 SF or 4,800 and main corner suite 4,800 total of 9,600 SF

Lot: .60 acre – 26,136 SF

Sold: 6-17-2024 - Sale Price: \$1,600,000.

Building value: \$166 PSF - Land value: \$61 PSF

#2



22009 S Beaver Creek Rd, BC

Building: 5,100 SF Shop with out building 1,000 SF +-

Land: .50 acre - 21,780 SF

Sold: 12-30-2024 - Sale Price: \$970,000

Building value: \$190 PSF - Land value: \$44 PSF

TRES SOLD LISTING

17840 SE McLoughlin Milwaukie Or 25

#3



1007 Abernathy Rd, OC

1.93 Acre site

Sold: June 2023- Sale Price: \$3,344,251.

Land value: \$39.77 PSF

#4



13585 SE Hwy 212, Clackamas

Building: Warehouse 3,500 SF type with 3 grade doors

Lot: 2.23 acre - 97,128,800 SF

Sold: 12-2023 - Sale Price: \$3,400,000

Building value: NA- land value - Land value: \$35 SF

17840 SE McLoughlin Milwaukie Or 25

#5



18777 SE McLoughlin, Milwaukie
Land: .70 acre -30,492 SF
Building: 2,064 SF
Sold: 12-30-2024 Sale Price: \$2,100,000.
Building value: \$1,017 - Land value: \$69 PSF
TRES SOLD LISTING

#6



17800 SE McLoughlin, Milwaukie Or
Building: 3,500 SF Land: .28 acre 12,105 SF
Sold: 8-2025 Sale Price: \$1,000,000 (credit remodel \$10,000)
Building value: \$350 - Land value: \$82.61 PSF
TRES SOLD LISTING

17840 SE McLoughlin Milwaukie Or 25

Purpose and Intent:

This property profile and detailed analysis is done for the purpose of establishing an estimated market price for the property.

THIS IS AN OPINION OF VALUE BASED ON CURRENT MARKET AND SITE EVALATION AND THE SOLD, ACTIVE AND ASSESSED VALUE OF COMPARABLE SITES

Basis of Reasoning and conclusion of Value

The subject property and/or properties similar to and/or in close proximity – similar area placement to the subject property that are for sale, sold and or Tax assessed by local property tax entity were used in the estimation of the market price.

Limiting Conditions

All of the information used in the analysis comes from City and County public tax records, various multiple listing services and local appraiser reports. These properties as well as the subject property may not have been physically inspected.

I have no existing interest in the subject property.

I am not a licensed appraiser. This profile is not intended to meet the requirements set out in the Uniform Standard of Appraisal Practice. If an appraisal is desired, the services of a professional licensed appraiser should be obtained.

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