

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.

\$849,000 (Seller Financing Available)

Commercial Real Estate For Sale

TOD BRESLAU

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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: \$849,000 (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.