



Mary Jo Avery, Owner
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AVERY
AB
BUNICK
 PROPERTIES

Client Full

Commercial/Industrial

Mary Jo Avery Avery Bunick Properties

503-799-3839

maryjo@averybunickproperties.com

Client Full

Comm/Industrial

8/14/2026 2:48PM

\$1,795,000 4285 gross sqft

Status: **Active**

List Date: 8/12/2026

DOM: 2

Acres:

MLS#: 690945591

Year Built: 1999 / REMOD

15540 BOONES FERRY RD Lake

Oswego, OR 97035



Unit #:

XST/Dir: Kruse Way headed East, R-Boones Ferry Rd, L-Red Cedar Way, Immediate R into Parking

Property Details:

Property Type: Commercial

Lot Dimensions:

Property Tax/Yr: \$20,873.74 /

Approx. Lot SQFT: 6438

2025

County: [Clackamas](#)

Stry/Bldg: 3/1

Sale Inc: Building, Land

Parking: 12 / Paved, On Street

Legal: 617 GUNTHERS LAKE

Construction: Brick, Wood

GROVE HMS PT LT 4 BLK 3

Frame

Area: 147

Ceiling Ht/Ft: 9

Zoning: .

Truck Door: 0 /

Tax ID: 00241189

Roof: Tile

CC&Rs:

Occupancy: Month To Month

Open House:

Loading:

Upcoming Open House:

Office SqFt: 3662

Features: Accessible

Whse SqFt:

Entrance, Inside Storage,

Mfg SqFt:

Monument Sign, Outside

Road Frontage:

Storage, Office

Road Surface: Paved

Equipment: Security System,

View: Territorial

Smoke Detector

Waterfront:

Internet: INTCABL

Body Water:

Lot Size: 5,000 to 6,999 SqFt

Current Use: Office

Seller Disclosure:

Unreinforced Masonry

Building:



This well-maintained commercial office property offers an exceptional opportunity for an owner-user or investor seeking a flexible office building in a highly accessible location. Remodeled in 2016, the thoughtfully designed interior features an updated modern aesthetic, newer full kitchen, dedicated conference room, three half baths, recycling/garbage area, multiple storage areas, natural light, 9' ceilings, and quality finishes throughout. The adaptable floor plan is well suited for a variety of professional or business uses, creating a polished and inviting environment for employees, clients, and visitors. Ample on-site parking with 12 spaces and convenient access to public transportation enhance the property's functionality and appeal. The building offers 4,285 square feet of office space and is classified as Building Class B. Currently generating nearly \$10,000 per month in rental income, this property presents an attractive investment opportunity with strong existing income. Owner/LLC Member is also the Listing Principal Broker.

Utilities:

Heat: Forced Air
Fuel: Gas
Water: Public Water
Sewer: Public Sewer
Cool: Central Air
Volts:
Amps:

Business and Lease Information:

Restrictions:	Business Name:	Yr Estab:	Short Sale: No
Actual Gross Income: \$0	Actual Net Income: \$0	Actual Oper. Expenses: \$0	Bank Owned/Real Estate
Proj. Gross Income:	Proj. Net Income:	Proj. Oper. Expenses:	Owned: No
Lease Expire:	Lease Equip	Lease Amount:	Inventory:
			Lease Deposit:

Lease Type:
Terms: CASH, CONV
Doc Available: Floor Plan, Tax Information
Assumable Interest Rate:
Assumable Remaining Months Ending:

Comparable Information:

Original Price: \$1,795,000

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SCHOOL AVAILABILITY SUBJECT TO CHANGE.

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