

# 7712-7736 NE Sandy Blvd.

Portland, OR 97213 | Building 1 & 2

TOTAL LOT AREA  $\pm 15,577$  SF

TOTAL BUILDING SIZE  $\pm 8,027$  SF

The two buildings may be sold individually but the Seller prefers to sell to one party.

- **Building 1 | 7736 NE Sandy Blvd | \$592,560.00**  
Lot - 7,006 SF | Building Size - 4,938 SF
- **Building 2 | 7712 NE Sandy Blvd | \$509,685.00**  
Lot - 8,571 SF | Building Size - 3,089 SF
- **Building 1 & 2 | \$1,102,245.00**

## Contact Us

**Jennifer Medak**  
First Vice President  
+1 503 221 4853  
jennifer.medak@cbre.com

**John Medak**  
First Vice President  
+1 503 221 4854  
john.medak@cbre.com



# Property Overview

## 7712-7736 NE SANDY BLVD BUILDING #1 & #2

The property is located in a highly visible location right off of Sandy Boulevard and in close proximity to Highway 84 and Interstate 205. The total land parcel is noted in the county records as Block 12, consisting of lots 1, 2 and 3. The warehouse (gray building ) has a street address of 7736 NE Sandy Boulevard, Portland OR 97213 and sits on approx. 7006 sf of lot area and has an approximate building area of 4938 sf. The lot area adjacent to the building allows for grade level roll up door access and a small parking area. The building structure is a combination of cinderblock and wood frame with a built up torch down roof that has an active leak and appears to be in fair condition. The only heat source for the property is a 5 ton gas pack heating unit in the warehouse area and some electrical heating in the office area. The building does have a restroom, hot water heater and a few rooms built out in the office. There are several metal columns in the open warehouse area that support the roof structure so the warehouse floor area is not free span which does limit more modern use of the space, as does the ceiling height.

The showroom (red building) has a street address of 7712 NE Sandy Boulevard, Portland OR 97213 and sits on approx. 8571 sf of lot area and has an approximate building area of 3089 square feet. The lot adjacent to the structure provides parking. The open lot to the west of the structure may also serve as a driveway area for the grade level loading door area that is not currently in use. The county records indicate a liberal zoning of CM2 (general commercial that allows for multiple use categories). The single level structure appears to have some wood frame/ tile siding, commercial storefront windows and painted concrete and wood. The current condition of the exterior appears to be fair (may upgrade to good with fresh paint). The building design is quite nice in that many windows face Sandy Blvd and the ceiling height in the building adds volume to the space, as well as, natural light. The current layout allows for a nice showroom with back office/ storage/ warehouse, a restroom and break area. An outdoor courtyard area can also be accessed from the south east side of the building.

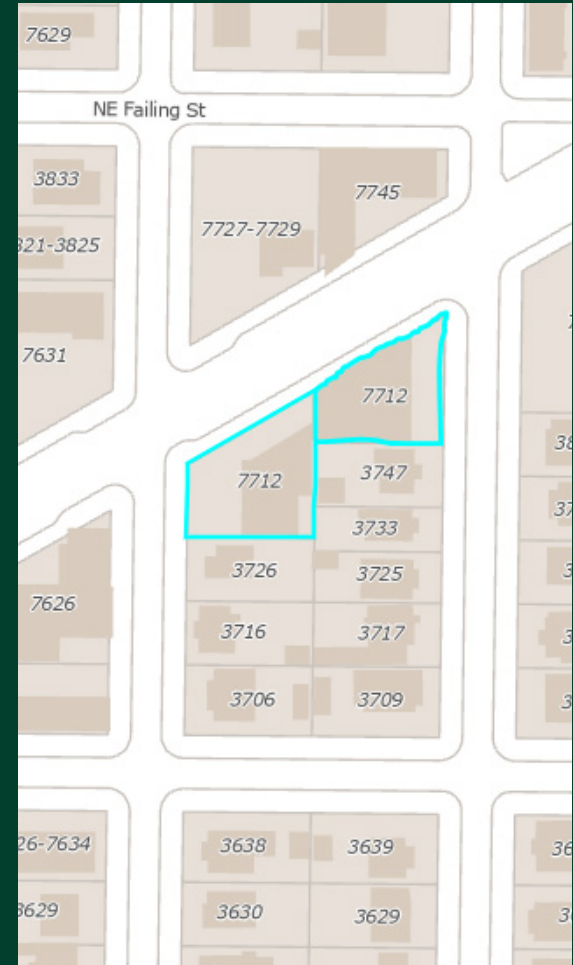




7712-7736 NE Sandy Blvd  
Portland, OR 97212

For Sale

# Property Map



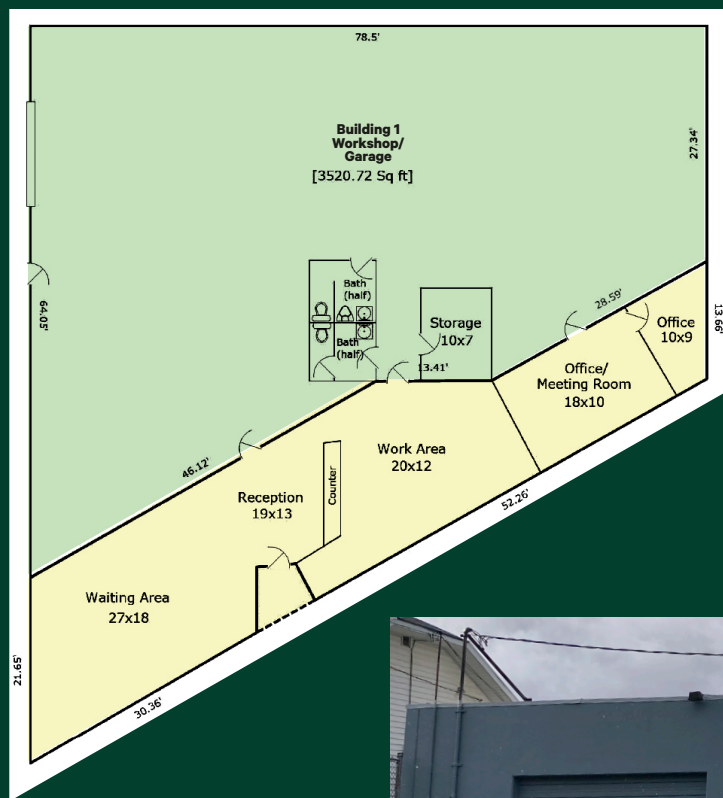
7712-7736 NE Sandy Blvd  
Portland, OR 97212

For Sale

# Property Overview

7736 NE SANDY BLVD BUILDING #1

\$592,560.00



- BUILDING SIZE  $\pm 4,938$  SF
- OFFICE SIZE  $\pm 1,406$  SF
- LOT AREA  $\pm 7,006$  SF

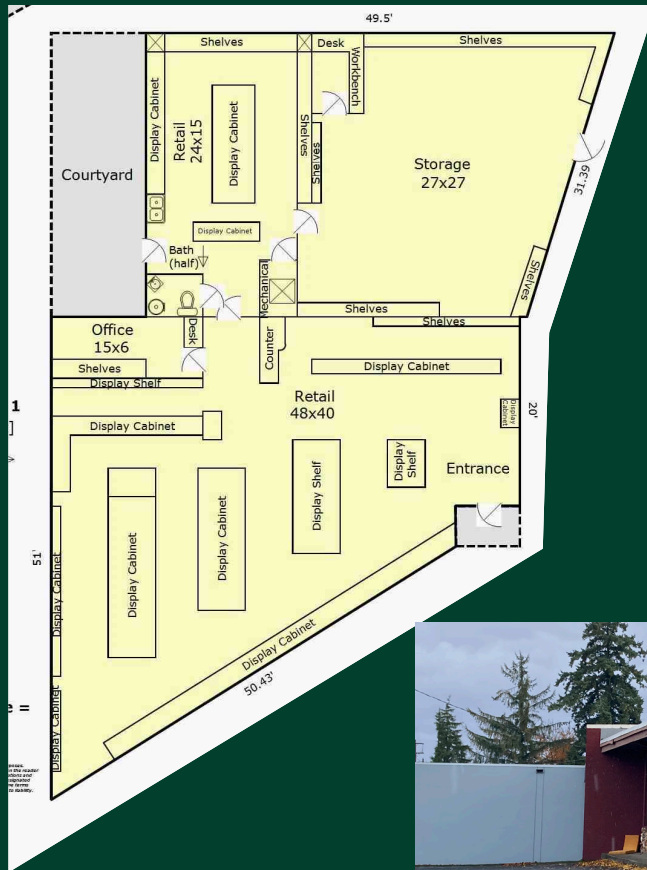
	CONSTRUCTION	Concrete
	BUILDING SIZE	$\pm 4,938$ SF
	OFFICE SIZE	$\pm 1,406$ SF
	LOT AREA	$\pm 7,006$ SF
	LAND USE	Commercial Building
	BUILT	1962
	COUNTY	Multnomah
	ZONING	CG
	TAX INFO ASSESSED IN 2022	Property Tax: \$10,275.05

7712-7736 NE Sandy Blvd  
Portland, OR 97212

For Sale

# Property Overview

7712 NE SANDY BLVD BUILDING #2  
\$509,685.00



- BUILDING SIZE ±3,089 SF
- LOT AREA ±8,571 SF

	CONSTRUCTION	Wood frame/masonry
	BUILDING SIZE	±3,089 SF
	LOT AREA	±8,571 SF
	LAND USE	Commercial Building
	BUILT	1951
	COUNTY	Multnomah
	ZONING	CG
	TAX INFO ASSESSED IN 2022	Property Tax: \$3,428.02

# Contacts

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john.medak@cbre.com

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