

1701 SE Hawthorne Blvd #1719  
PORTLAND, OR 97214

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FOR SALE

**MACADAM  
FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

1701 SE Hawthorne Blvd #1719, Portland, OR 97214

## PROPERTY DESCRIPTION

This 9,500 SF commercial building is located on the corner of 17th and SE Hawthorne Blvd. in Portland, OR. The building is currently divided into six suites: five fronting SE Hawthorne Blvd. and one facing 17th Avenue. Two suites are leased month-to-month (1 is a bar, and 1 is a restaurant), and another is leased through May of 2026, but the other three are currently vacant. Regarding the vacant suites, the far east suite is a former retail space, the far west space (fronting Hawthorne Blvd.) is a former salon space, and the suite facing 17th is a former sign manufacturing space with a 10' x 14' grade door. The former sign space has tall ceilings ranging from 11'7" to 21'9". Each suite has its own restroom. The property is zoned CM2 (Commercial Mixed Use -2), which allows for a variety of uses.

## PROPERTY HIGHLIGHTS

- Owner/user or investor opportunity
- Highly visible location on SE Hawthorne Blvd.
- Newer TPO roof
- Flexible zoning

## OFFERING SUMMARY

Sale Price:	\$2,232,500
Lot Size:	9,500 SF
Building Size:	9,500 SF
Zoning:	CM-2 (City of Portland)
Property Taxes:	\$15,030.40



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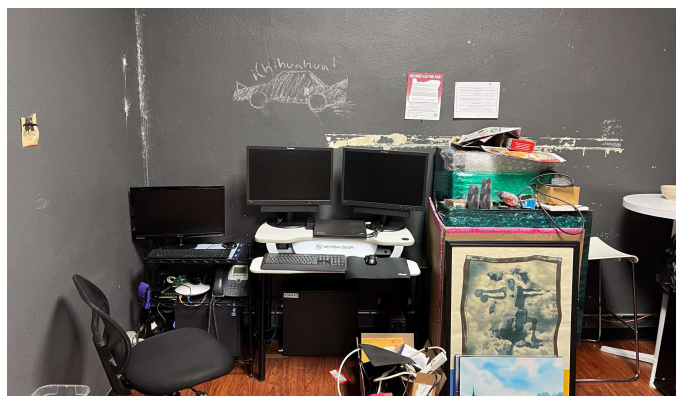
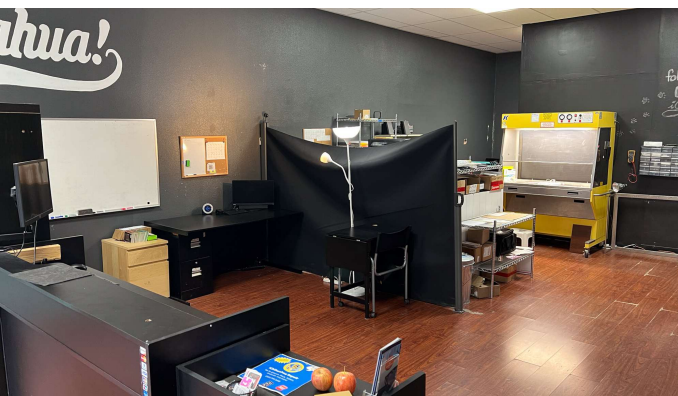
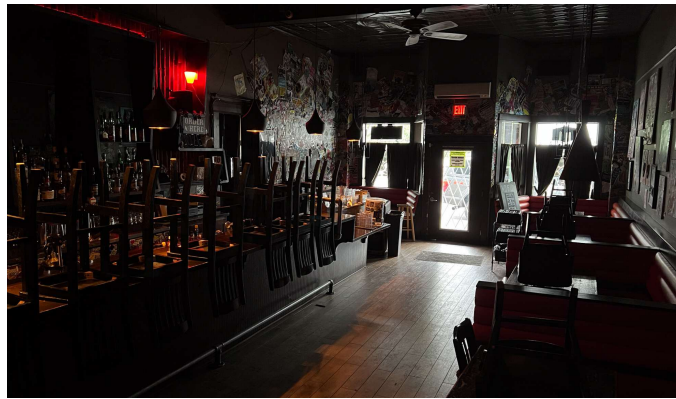
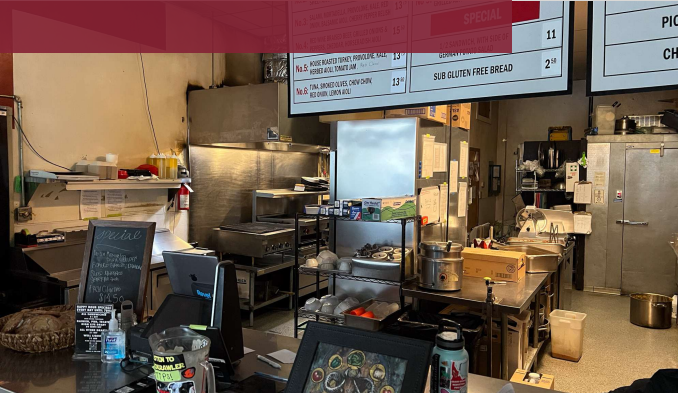
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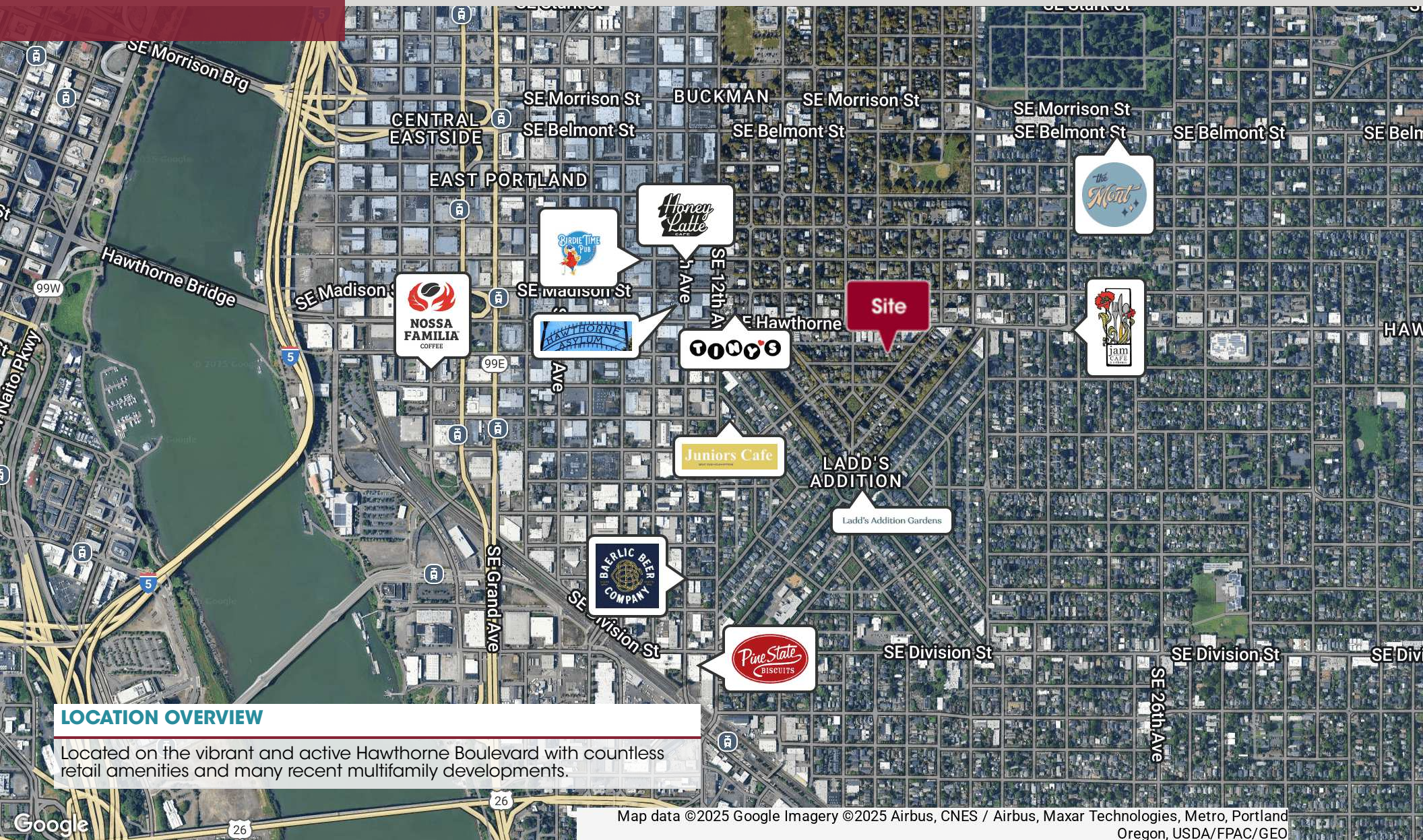
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## LOCATION OVERVIEW

Located on the vibrant and active Hawthorne Boulevard with countless retail amenities and many recent multifamily developments.



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