

FOR SALE

17419 SE DIVISION, PORTLAND, OR 97236



PROPERTY DESCRIPTION

This $\pm 2,424$ SF building sits on a 7,810 SF lot and is divided into two (2) equal sides of approximately $\pm 1,212$ SF each, allowing for single-user occupancy, dual tenancy, or future reconfiguration. The property fronts the active SE Division Street corridor, providing strong visibility and steady neighborhood-driven traffic. On-site food cart rentals generate supplemental income, adding a near-term revenue component.

Located near Powell Butte Nature Park and surrounded by dense residential neighborhoods with established retail and dining, the site supports everyday commercial demand. Zoned CM1 (buyer to verify), the property allows for a range of commercial and mixed-use uses, making it well suited for an owner-user, an income-focused investor, or a developer evaluating longer-term redevelopment potential.

PROPERTY HIGHLIGHTS

- 2,424 SF flex building on 7,810 SF lot
- High-visibility location on SE Division St with 23,000+ daily vehicles.
- Fenced and secure yard for outdoor storage or parking

OFFERING SUMMARY

Sale Price:	\$425,000.00
Building Size:	2,424 SF
\$ / Bldg SF:	\$175.33
Lot Size:	7,810 SF
Zoning:	CM1 (Commercial Mixed Use 1)

ADAM BEAN

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Doug Bean & Associates, Inc. | 1200 NW Naito Parkway #180 | Portland, OR 97209

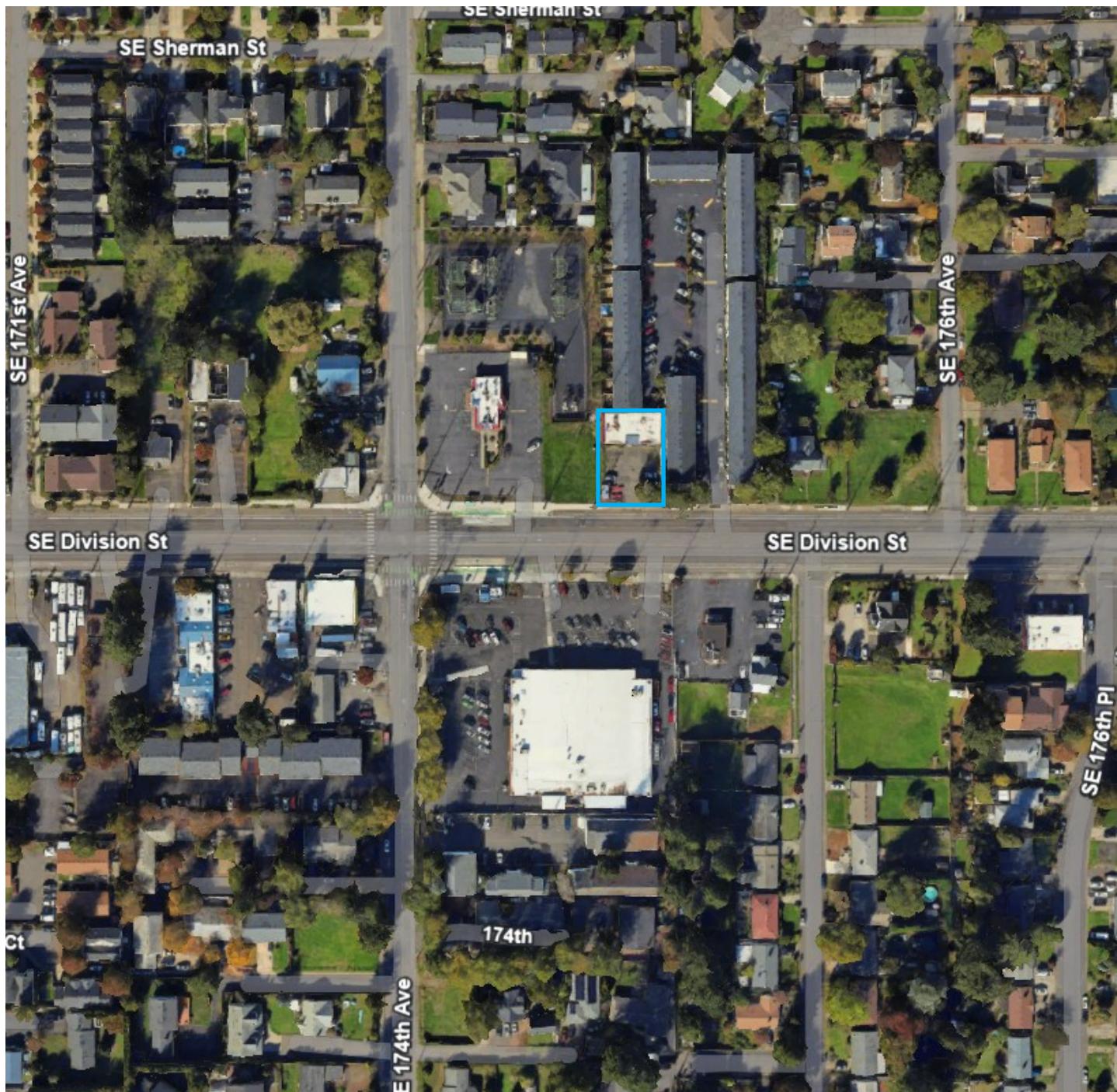
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Information contained herein has been obtained from others and is considered to be reliable. However, a prospective purchaser or lessee is expected to verify all information to their own satisfaction



Property Aerial

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Additional Photos

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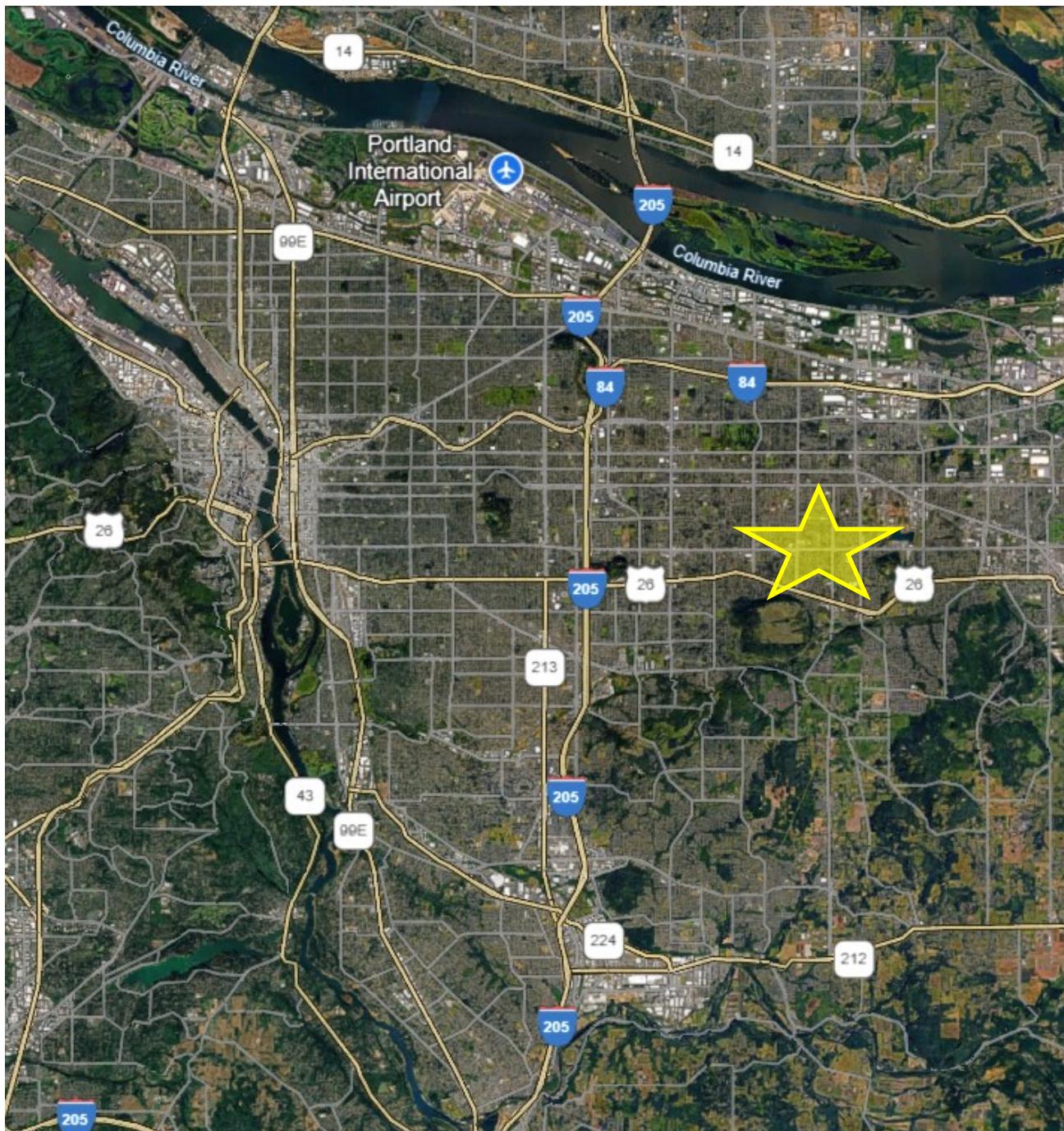
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Location Map

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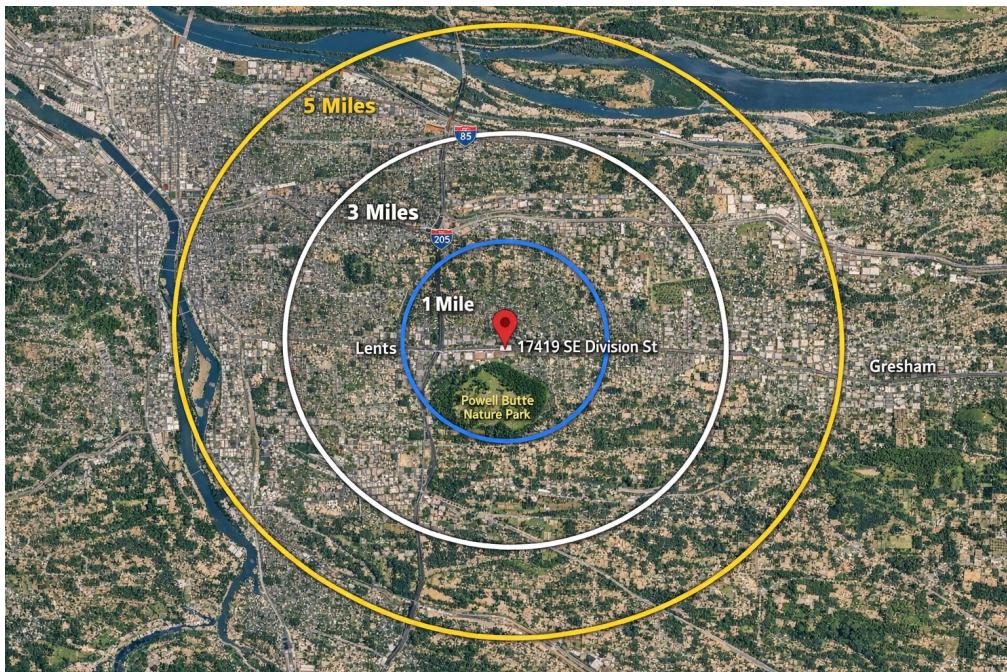
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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,155	151,987	307,970
Average Age	38.3	38.5	39.3

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,040	53,301	109,913
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$71,306	\$77,827	\$85,683
Average House Value	\$346,586	\$376,645	\$399,812

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