

FOR SALE

RETAIL / SPECIALTY  
INDUSTRIAL FLEX

5101 SE 17th St  
Portland, OR 97202

4000 sf total for 2  
separate buildings;  
22,500sf of land in CM2  
Zone; 6 ADA + 1 non-  
ADA restrooms; 3  
overhead doors, loading  
dock, large fenced  
parking lot, concrete  
floors, excellent venting  
system

Great inner SE Brooklyn  
neighborhood location



Eli Haworth-Kaufka  
Principal Broker  
503-502-9403  
eli@cloudcityrealty.com



PORTLAND, OR

CLOUD CITY REALTY



**\$2,450,000.00**  
Building or Land

Owner will consider seller-carried contract

1,800 SF FRONT BUILDING  
2,200 SF BACK BUILDING  
22,500 SF LAND  
CM2 ZONE



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# FRONT BUILDING HIGHLIGHTS



## Front Building

- 2,200 sf retail space
- Currently used as ceramics studio
- 5 ADA restrooms
- 1 non-ADA restroom
- Concrete floors in good condition
- Venting system
- Large fenced parking lot



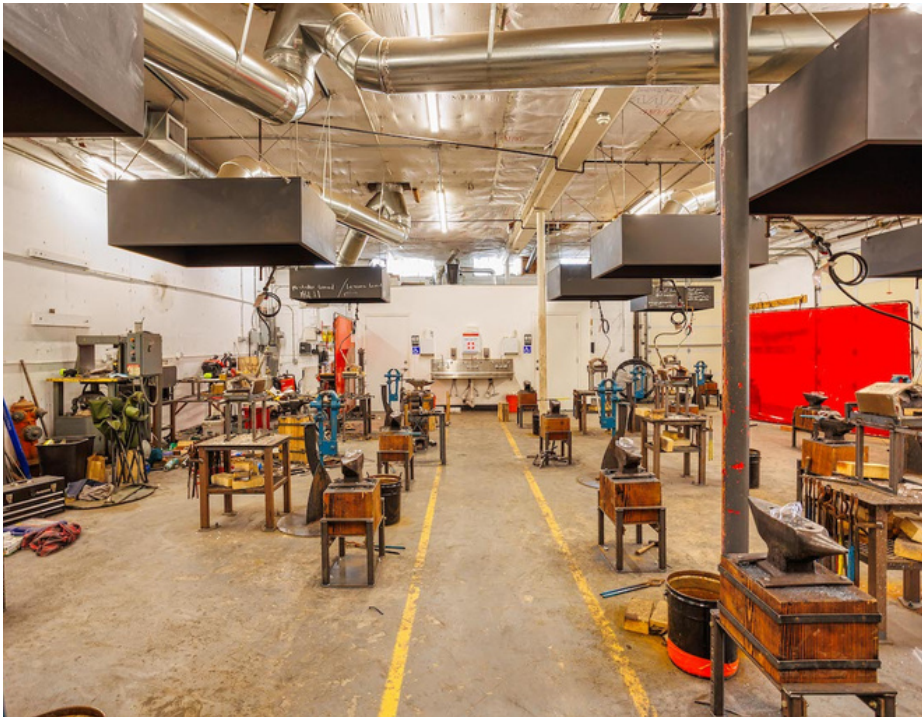
Cloud City Realty  
5901 NE Shaver St  
Portland, OR 97213  
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971-339-1456



# BACK BUILDING HIGHLIGHTS

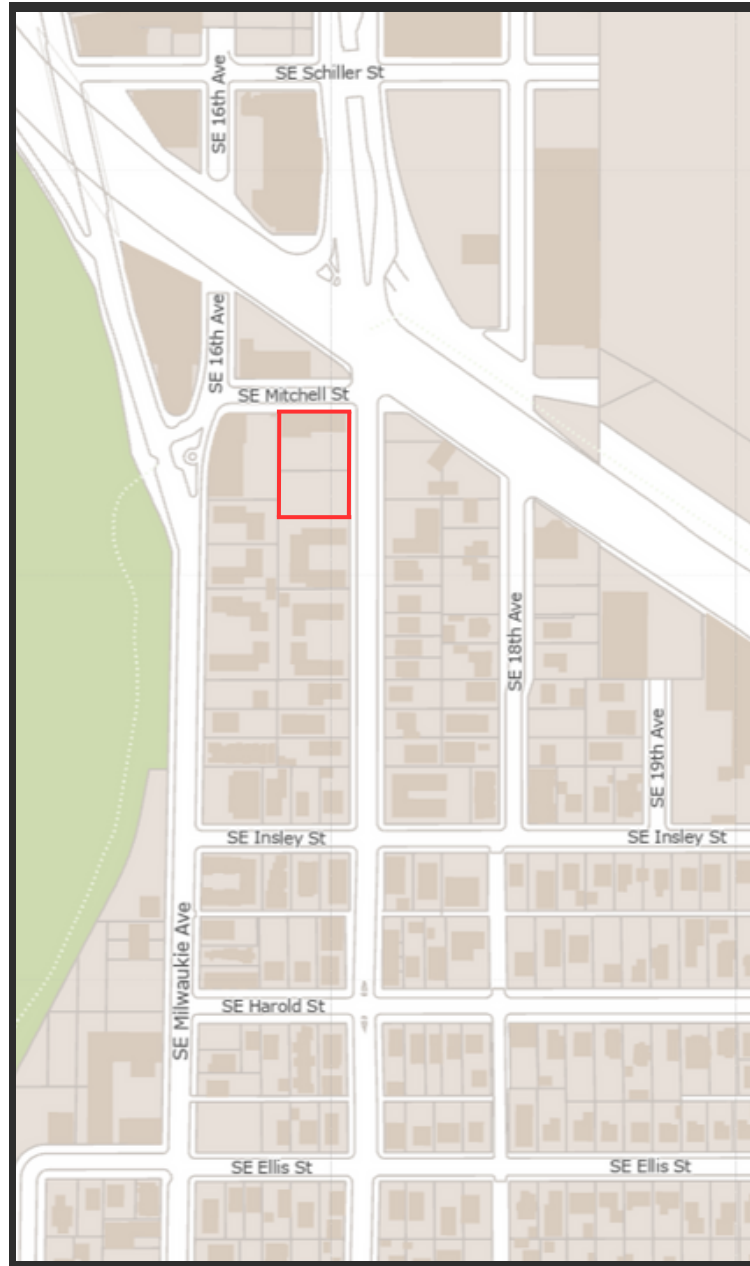
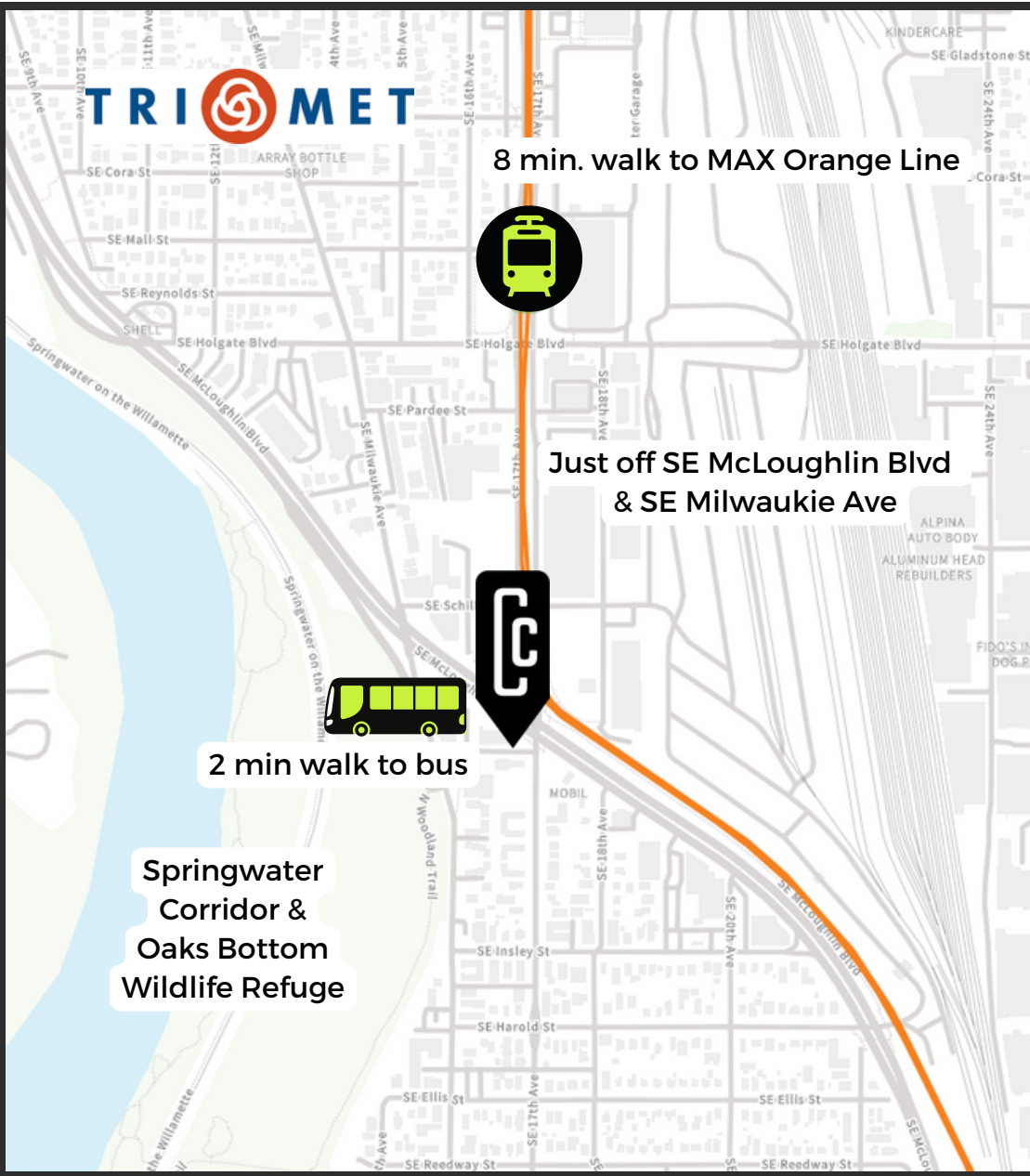
## Back Building

- 1,800 sf warehouse/ industrial flex
- Currently used as metal working shop
- 2 ADA bathrooms
- Concrete floors in good condition
- Excellent venting system
- Large fenced parking lot
- Loading dock
- 3 overhead doors



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**DISTANCE FROM PROPERTY**

- Oaks Bottom Wildlife Refuge - 418 ft
- Springwater Corridor - 974 ft
- Eastmoreland Golf Course - .67 miles
- Brooklyn School Park - .82 miles
- Crystal Springs Rhododendron Garden - .98 miles
- Downtown Sellwood businesses - 1 mile
- Oaks Amusement Park - 1.4 miles
- Reed College < 2 miles
- Sellwood Riverfront Park < 2 miles

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**BROOKLYN NEIGHBORHOOD**  
**SE MILWAUKIE AVE & HOLGATE**