

# FOR SALE

17419 SE DIVISION, PORTLAND, OR 97236



## PROPERTY DESCRIPTION

This ±2,424 SF building sits on a 7,810 SF lot and is divided into two (2) equal sides of approximately ±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.

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

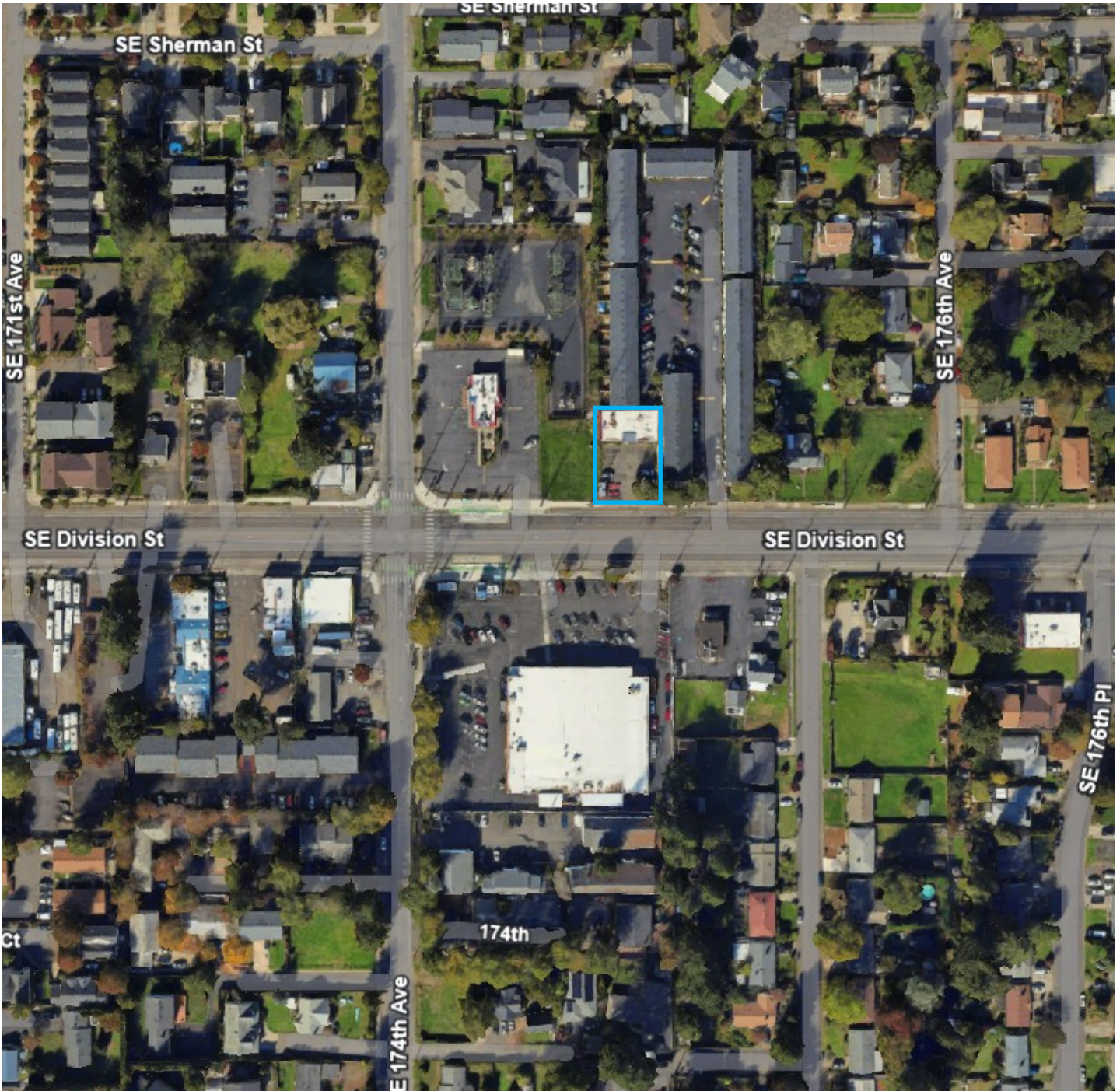
## DOUGBEAN.COM

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# Property Aerial

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# Additional Photos

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# Additional Photos

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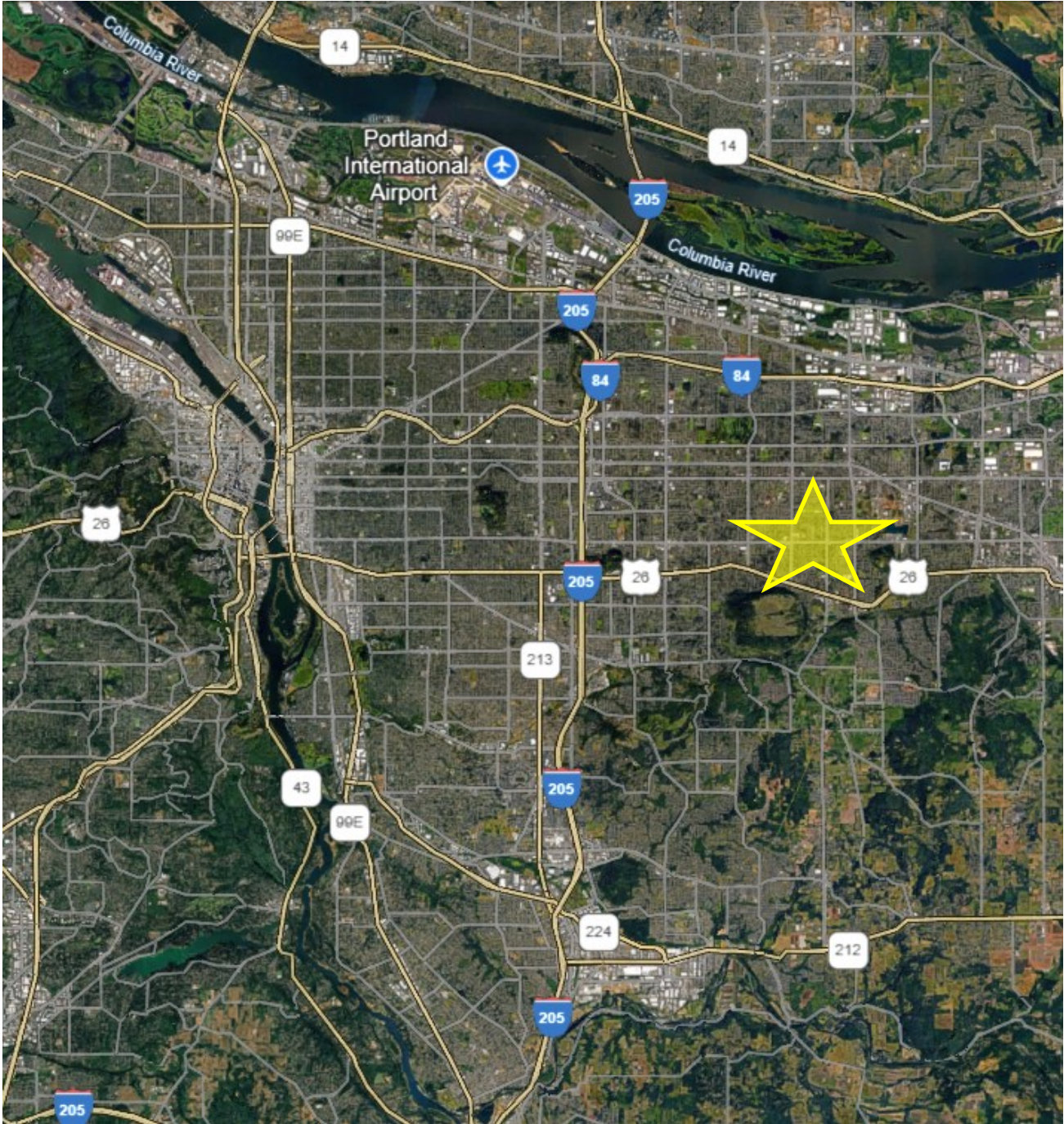
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# Location Map

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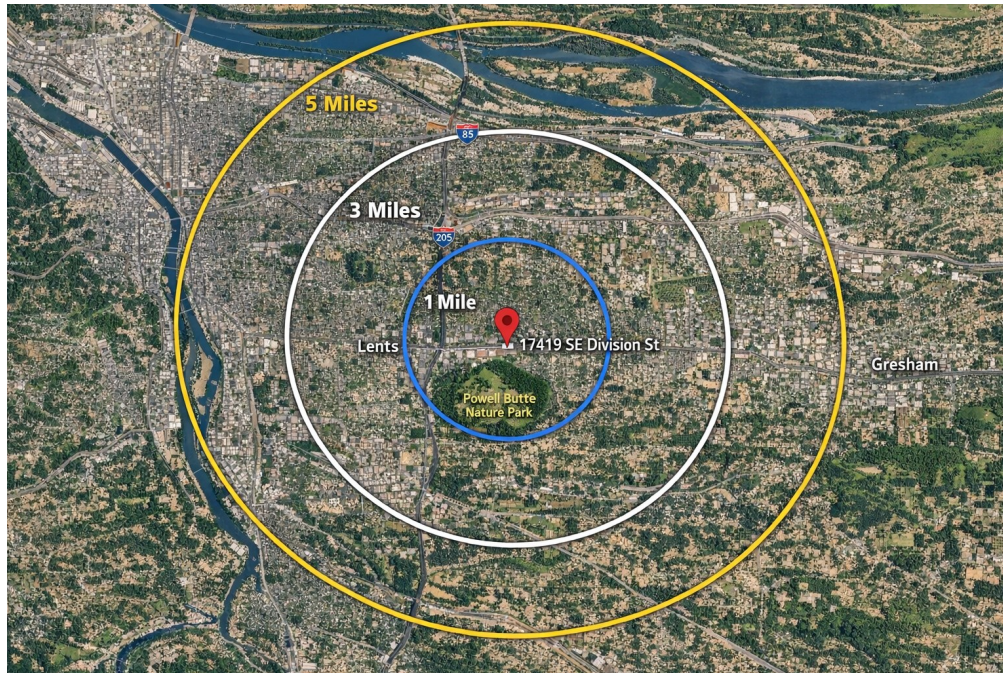
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# Demographics Map & Report

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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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