



**think COMMERCIAL
REAL ESTATE**

FOR SALE

CHARMING TWO-LEVEL 10-UNIT MULTIFAMILY
IN THE HEART OF SANDY

17170 BEERS STREET, SANDY, OR 97055

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PROPERTY OVERVIEW

17170 BEERS STREET, SANDY, OR 97055

Welcome to Country Garden. Offered at \$1,025,000 and tucked just off Sandy's lively downtown strip, this well-maintained 10-unit multifamily property offers residents the rare blend of small-town charm, everyday convenience, and immediate access to the outdoors. Quiet and residential in feel, yet moments from shops, dining, and transit, the location is a consistent draw for long-term tenancy.

Every 1-bath apartment (approx. 690 sq ft) is thoughtfully laid out to maximize comfort, light, and livability—appealing to individuals or couples seeking a peaceful retreat close to town. Long-term residents stay for the lifestyle, and investors benefit from 100% occupancy and lasting demand.

Often called the “Gateway to Mount Hood,” Sandy sits at the foothills of the Cascades, offering sweeping views, lush forests, rivers, and trail access just minutes away. Residents enjoy the best of both worlds: outdoor adventure paired with a welcoming, walkable downtown full of local shops, cafés, restaurants, and seasonal community events.

A SAM bus stop adjacent to the property adds valuable transit access, while Portland remains an easy commute—approximately 25–30 miles, making this an attractive option for renters who want breathing room without losing connectivity.





Address: 17170 Beers Street, Sandy, OR 97055

Asking Price: \$1,025,000

Number of Units: 10

Unit Size: 1 bed/1 bath approx. 690 sf

Land Square Feet: 20,202

Lot: 265 Sandy CO 2nd Add LTS 9-11 BLK 17

Zoning: R2

Year Built: 1975

Taxes: \$8,810

Parking: Private Parking, 20 stalls

UNIT HIGHLIGHTS

- Light-filled, upper and lower level residences
- One bedroom, one bathroom with efficient and functional layouts
- Full-size refrigerator, stove, and oven for easy at-home cooking
- Coin-operated laundry conveniently located on site
- Two off-street parking spaces per unit
- Dedicated, secure storage unit—ideal for bikes, outdoor gear, or seasonal items
- Included in rent: water, garbage, grounds maintenance
- Tenant pays: electricity and cable

Financials Upon Request

DEMOGRAPHICS INFO

17170 BEERS STREET, SANDY, OR 97055

97055 POPULATION

TOTAL POPULATION	20,131
MEDIAN AGE	39.9
COLLEGE GRADUATE	26.4%
UNEMPLOYMENT RATE	4.8%

97055 HOUSEHOLD & INCOME

	TOTAL HOUSEHOLDS	7,333
	#OF PERSON PER HH	2.7
	MEDIAN HH INCOME	\$102,201

97055 BUSINESS SUMMARY AND HOUSEHOLD SPENDING

\$94K	1,480
Annual HH Spending	Total Business



97055 HOUSING AND COST OF LIVING

\$525k	107.1
Median Home Value	Cost of Living Index (above U.S. Average)



Located near restaurants, shops, parks and SAM bus stop.

PROPERTY PHOTOS

17170 BEERS STREET, SANDY, OR 97055







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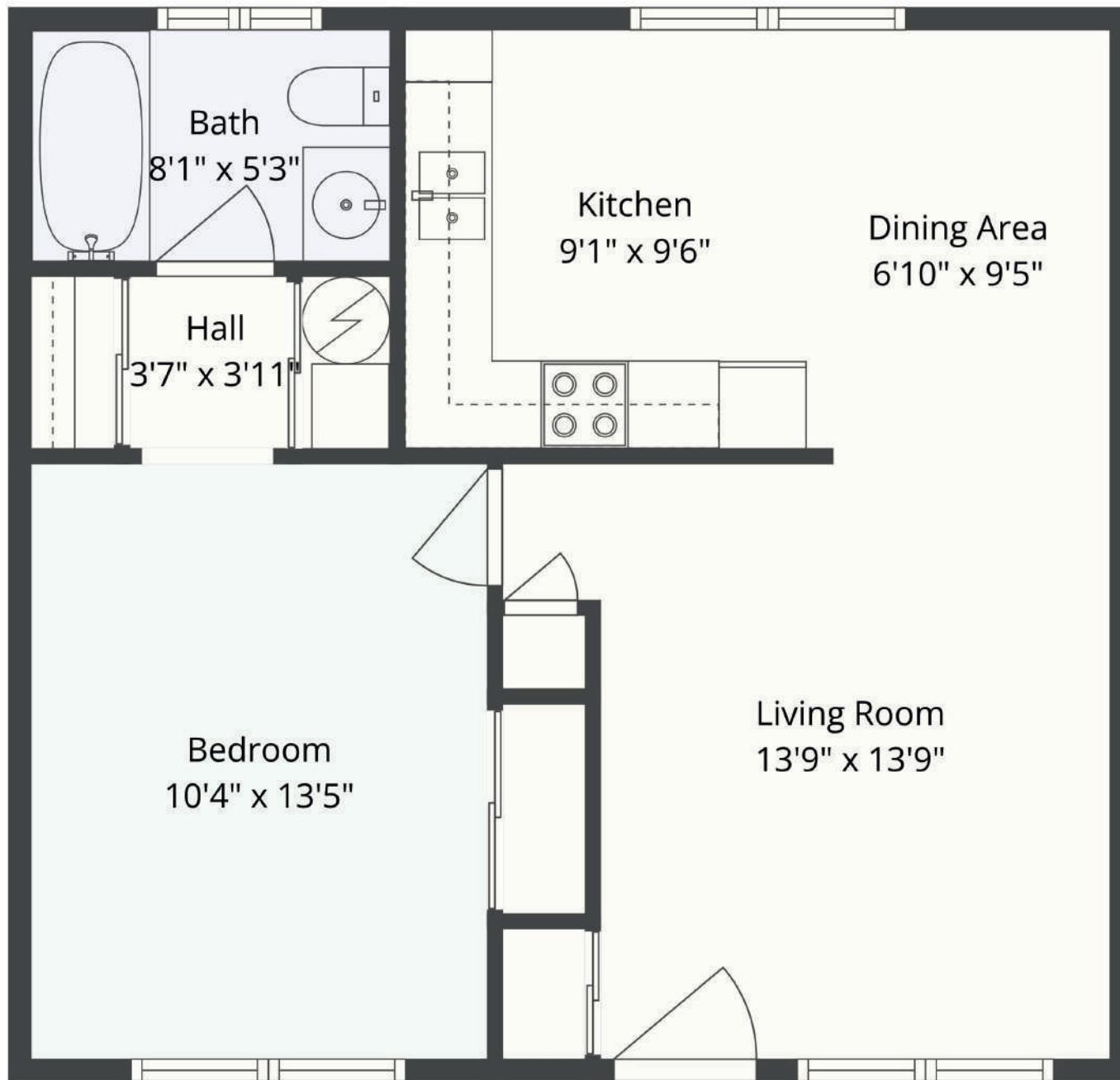






UNIT FLOOR PLAN

17170 BEERS STREET, SANDY, OR 97055



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CLIENT FOCUSED.

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