

FOR SALE

RARE OPPORTUNITY
FULL CITY BLOCK!

200-234 SE 7TH AVENUE
PORTLAND, OR 97214



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Offering Highlights

This unique offering includes three buildings previously operated as a residential center with an associated childcare facility, presenting a rare opportunity for continued use or redevelopment. Building A spans $\pm 11,488$ SF and features 25 bedrooms, office suites, a commercial kitchen, communal lounge areas, and laundry/utility rooms. The facility was formerly licensed to house up to 45 individuals and 52 beds, making it ideally suited for group living, transitional housing, or residential care.

Building B offers an additional $\pm 6,412$ SF of flexible space, including offices, programming rooms, and classrooms—ideal for childcare, early education, or community service

providers. Building C is a smaller standalone office structure. The property sits on a large, beautifully landscaped site with mature trees, a garden, and an existing playground, creating an inviting, park-like setting that's perfect for outdoor programming or youth activities. The expansive grounds also present a compelling development opportunity, whether through adaptive reuse, expansion, or full redevelopment under flexible zoning allowances.

This is an exceptional opportunity for childcare operators, residential care providers, or developers seeking a centrally located, campus-style property with built-in infrastructure and significant upside potential.



Property Summary

Address: 200-234 SE 7th Ave, Portland, OR 97214

Property Type: Office, Residential Center & Childcare Facility

Building Size: Building A: $\pm 11,488$ SF
Building B: $\pm 6,412$ SF

Stories: Building A: 3 / Building B: Single

Year Built: Building A: 1973 / Building B: 1924
Total: $\pm 40,000$ SF / ± 0.92

Land Size: Parcel 1: $\pm 10,000$ SF / ± 0.23 AC
Parcel 2: $\pm 30,000$ SF / ± 0.69 AC

Zoning: IG-1 (General Industrial 1)

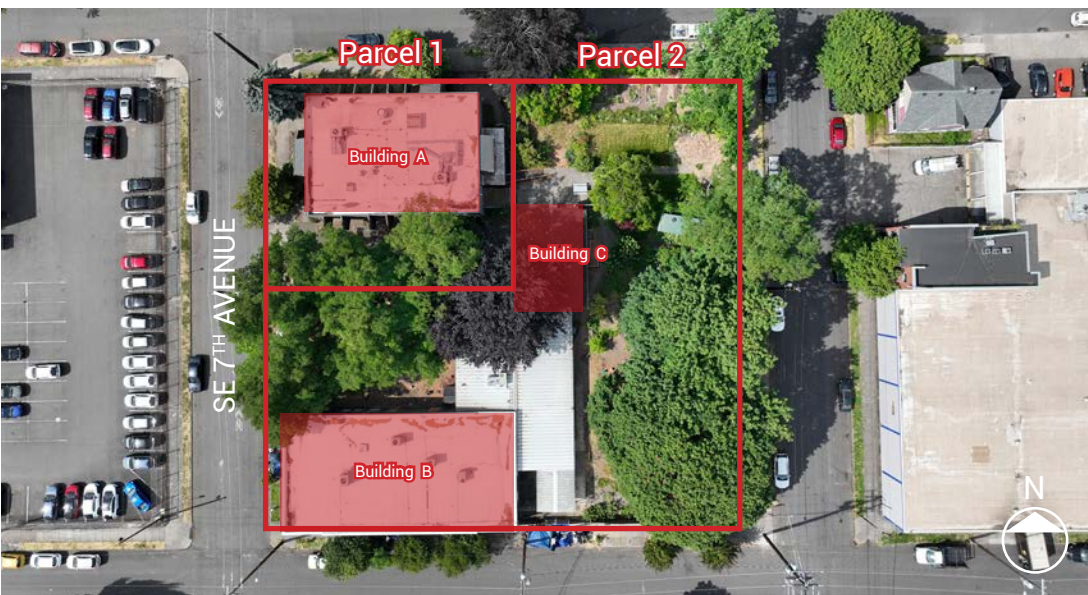
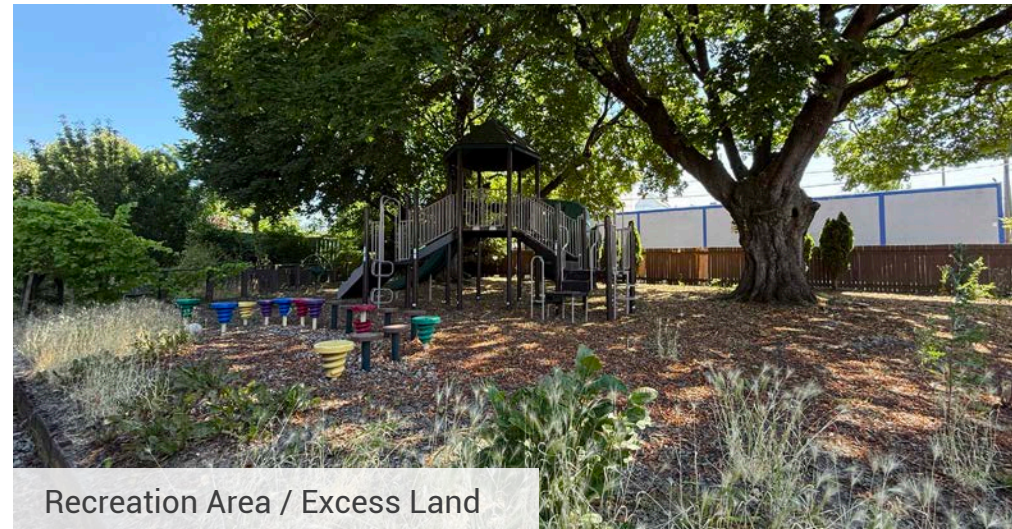
Enterprise Zone: Yes (East Portland Enterprise Zone)

Opportunity Zone: Yes

TIF District: Yes (East 205)

Business District: Yes (Central Eastside Corridor)

Parcel(s): R150315 / R150316



Building A



Total Building Size ± 11,488 SF



Upper Level

Main Level
± 4,027 SF

Bedroom 17'8" x 15'9"

Bedroom 14' x 21'3"

Bedroom 17'9" x 15'9"

Storage

DOWN

Bedroom 14'1" x 15'8"

Utility 6'10" x 9'5"

Washroom 5'9" x 9'5"

Washroom 6'2" x 10'11"

Washroom 6'5" x 11'4"

Washroom 6'10" x 4'1"

Utility 6'10" x 4'1"

Bedroom 14' x 15'7"

Bedroom 14' x 15'8"

Elevator

The image displays two floor plans for a 1000 sq ft house, each with a different layout.

Left Floor Plan (3 Bedrooms):

- Bedroom: 14' x 15'8"
- Bedroom: 17'8" x 15'8"
- Bedroom: 17'9" x 15'9"
- Bedroom: 14' x 21'2"
- Bathroom: 5'7" x 5'1"
- Storage: 6'10" x 5'1"
- Hall
- Storage: 4'0" x 4'0"
- DN (Downstairs)

Right Floor Plan (2 Bedrooms):

- Office: 9'9" x 11'
- Reception: 14'6" x 10'10"
- Lobby: 9'6" x 11'3"
- File Room: 10'0" x 7'0"
- Hall
- DN (Downstairs)
- UP (Upstairs)
- Office: 9'8" x 9'5"
- Janitor: 4'0" x 4'0"
- Washroom: 4'0" x 4'0"
- Storage: 4'0" x 4'0"
- Washroom: 4'0" x 4'0"
- Kitchen: 17'10" x 4'7"



± 3,637 SF



Building B



Total Building Size ± 6,412 SF



Prime Location

Situated in Portland's vibrant Buckman neighborhood and within the highly active Central Eastside Industrial District (CEID), this property enjoys a central location that blends historic character with modern energy. The area is a hub for makers, creatives, and growing businesses, offering a unique mix of industrial heritage and contemporary reinvention.

Just minutes from downtown and easily accessible via major transit routes and bike corridors, the location provides excellent connectivity while remaining walkable to some of the city's most popular restaurants, breweries, coffee shops, and retailers. Whether serving residential, commercial, or community-focused uses, this central eastside location offers unbeatable convenience, visibility, and long-term growth potential.



Great Walkability



OREGON Oregon Convention Center

SPIRIT OF 77



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A PORTLAND HOTEL



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SCOTCH LODGE
— WHISKY BAR —