

INDUSTRIAL FOR SALE

INDUSTRIAL SE PORTLAND INVESTMENT OPPORTUNITY

3525 SE 17th Ave, Portland, OR 97202



OFFERING SUMMARY

SALE PRICE:	\$1,430,000
LOT SIZE:	0.11 Acres
YEAR BUILT:	1969
BUILDING SIZE:	3,900 SF
RENOVATED:	2017
ZONING:	EG1 General Employment
MARKET:	Portland

PROPERTY OVERVIEW

Located in the Brooklyn neighborhood in southeast Portland, just off US-26, the location and zoning is perfect for office, industrial, and flex uses. The property includes a 3,900 SF building with a 2,400 SF office and 1,500 SF warehouse. The TriMet Max Line Rhine Street Station is on the corner and a TriMet Bus Stop is 10' from the Parking lot. The Portland-Milwaukie Orange TriMet Line runs directly in front of the property.

This two story cinder block construction building was seismically upgraded per 1998 regulations, newly remodeled in 2017 and the Torch Down Roof was cleaned, primed, and aluminum coated in 2019. The facility boasts numerous desirable features including four off street parking stalls, a built in central vacuum system, outside security lights and cameras, fiber optics, and 240V three phase power. The spacious warehouse has two skylights, 18' ceilings, a 4' high dock with a 10' electric insulated door, two five ton AC units, and two gas heaters. The building also includes two staircases servicing the second floor, an employee break room, three restrooms and one with a shower.

PROPERTY HIGHLIGHTS

- One Block away from the MAX Line SE 17th Ave & Rhine St MAX Station
- Off street parking stalls
- Stand alone building remodeled in 2017

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KELLERWILLIAMS. REALTY
16365 Boones Ferry Rd, Lake Oswego, OR 97035
Each Office Independently Owned and Operated

DENISE BROHOSKI
Oregon Licensed Principal Broker, Director - KW Commercial Real Estate
Owner - Commercial Real Estate NW
0: 503.309.5106
denise@commercialrenw.com

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DIRECTLY IN FRONT OF PUBLIC TRANSIT

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INTERIOR OFFICE PHOTOS

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INTERIOR WAREHOUSE PHOTOS

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LOCATION MAPS

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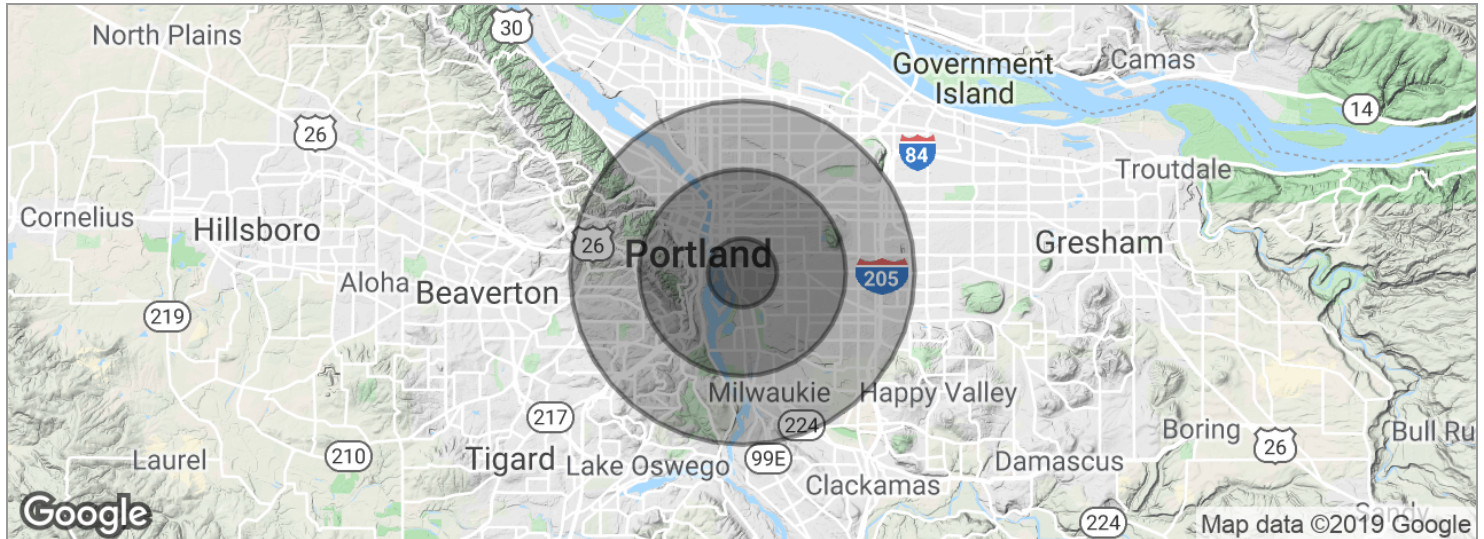
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DEMOGRAPHICS

3525 SE 17th Ave, Portland, OR 97202



POPULATION	1 MILE	3 MILES	5 MILES
Total population	18,083	167,827	446,683
Median age	34.3	35.9	36.8
Median age (male)	34.0	36.3	36.6
Median age (Female)	35.2	35.8	37.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	8,609	83,854	209,111
# of persons per HH	2.1	2.0	2.1
Average HH income	\$61,561	\$66,113	\$70,661
Average house value	\$373,725	\$418,135	\$394,546

** Demographic data derived from 2010 US Census*

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PORTLAND, OR

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PRESENTED BY:

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