

# COMMERCIAL FOR SALE



## 1954 SE 182nd Ave. | Portland, OR 97233

- Sales Price: \$639,990
- Zoning: CC
- 1st Floor 2,311 sf + 2nd Floor 1,330 sf = 3,641 sf
- Year Built: 1960 / Remodeled 2008, 2017 & 2019
- Previously used as chiropractic office, excellent for professional service office
- Class B medical / office building
- High traffic with 23,000 Average Traffic per day with TriMet bus stops nearby
- 7+ treatment / office rooms, 2 restrooms, 1 shower stall, abundant storage space
- 10 on-site parking space with ADA ramp, 4-5 additional parking space on-street, 2 bike racks
- Two illuminated exterior signs, exterior security lighting, hard wired security alarm, audio system

**For more information, please contact:**

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**BERKSHIRE HATHAWAY**  
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Northwest Real Estate

COMMERCIAL DIVISION

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# PROPERTY DETAILS



Remodeled in 2008, 2017 & 2019:

Upgrades include; Interior and exterior new painting (2017), new blinds, new sinks, new counter tops, (granite in kitchen & upstairs restroom), new vinyl flooring, bathrooms updated with new vanity, new sink tub in utility room, new LED light bulbs, new fencing, new exterior security bars, siding baseboard replacement.

Replaced electrical panel box to meet new standard for safety (2014), upgraded electric outlet (next to sink in room in basement) to meet the safety standard.

- For video tour go to:  
[https://listing.realestatetoursoregon.com/bt/1954\\_SE\\_182nd\\_Ave.html](https://listing.realestatetoursoregon.com/bt/1954_SE_182nd_Ave.html)

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Scan code for video tour



# SITE PHOTOS



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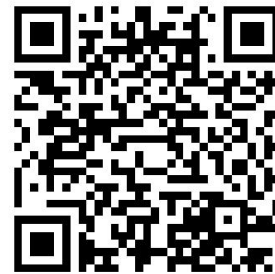
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**For Video Tour, Scan QR Code or Visit:**

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