

## LAND FOR SALE

# EXCELLENT LAND DEVELOPMENT OPPORTUNITY

1441 W MAIN ST (Also Known As Hwy 211), Molalla, OR 97038



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$549,000
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	+/- 2.8 Acres
<b>YEAR BUILT:</b>	1952
<b>ZONING:</b>	C-2 Community Commercial
<b>MARKET:</b>	Molalla
<b>PRICE / SF:</b>	\$4.50

### PROPERTY OVERVIEW

Develop your next property in quaint downtown Molalla. The city is located in the foothills of the Cascade mountain range surrounded by beautiful farmland and private timber forests. Since the 1990's Molalla has seen a surge in growth in both the residential and commercial areas with the population nearly tripling. Next door to the property you'll find the Molalla Market Center that includes Safeway and a number of other small shops. Within walking distance you'll find the center of town with numerous restaurants, bars and retail establishments.

Approximately 2.8 acres, after road widening improvements, of prime development land on Main St., Molalla. The property currently has one residential building, two pole barns, and one large shop. The residential building and smaller pole barn are considered tear downs. The entire property, land and all buildings, are being sold as is. The property has 135 feet of road frontage by approximately 930 feet deep after ODOT road widening improvement is completed. Please do not disturb the residents.

### PROPERTY HIGHLIGHTS

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KELLERWILLIAMS, REALTY

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

**MIKE KAUFFMAN**  
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<b>ADDRESS:</b>	<b>1441 W Main St, Molalla, OR 97038</b>	
<b>Zoned:</b>	<b>C-2</b>	
<b>Outbuilding - Large Shop</b>	<b>built in 1993 w/ 1 hour fire wall-west side</b>	
Size	3,200 SF (40x60 main floor & 20x40 upper floor) 17 foot ceilings	
Siding material	Double plywood siding on concrete slab	
Roof material	steel	
Doors: Man/garage	Truck doors: 2-9 foot and 1-10 foot	
Electricity - amps	200 amp	
Water:	No water	
Sewer:	sewer main behind building - not hooked up	
<b>Outbuilding - Large Pole Barn</b>	<b>built in 1996 by Gresham Pole Barns</b>	
Size w/ 1 hour fire wall-west side	40 x 48 - 1920 SF with concrete floor	
Siding material	steel	
Roof material	steel	
Doors: Man/garage	1-man door & 2-truck doors 9 feet	
Electricity - amps	no electricty	
Water:	none	
Sewer:	none	
<b>Outbuilding - Agriculture Pole Barn</b>	<b>built in 1960's</b>	
Size - used for storage only		
Siding material	Sheet Metal siding	
Roof material	Sheet Metal roof	
Doors: Man/garage	2 swing doors & 1-man door	
Electricity - amps	65 amps	
Water: public	water - sink inside	
<b>House:</b>		
Year built	Built 1952	
Stories	1 story ranch	
Total Square Feet	1,723 SF	
Bedrooms	3 bedrooms	
Bathrooms: full and half baths	1.5 baths	
Living room	living room with fireplace	
Den	den	
Kitchen	kitchen	
Separate Dining room	dining	
Fireplace:	fireplace - wood burning	
Heat:	no heat - previous oil furnance removed 4 years ago	
Fuel: Electric	200 amp (400 amp hanging on side of house & split out)	
Water:	public	
Sewer:	Septic last pumped 5-6 years ago - has drain field issues sewer line 200 feet short of house	
Siding material	straight grain cedar	
Roof material	composition	
Garage size, attached or detached	oversized 2-car garage with laundry hook-ups	
Past oil tank furnance above ground located on concrete pad next to garage apron on Safeway side. Removed 4 years ago.		

Dale C Newcomb

3/19/2020

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# AERIAL MAP

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# PROPERTY PHOTOS

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Open Land Behind Shop



Driveway To Out Buildings



Large Shop



Large Pole Barn



House - Tear Down



Small Pole Barn - Tear Down

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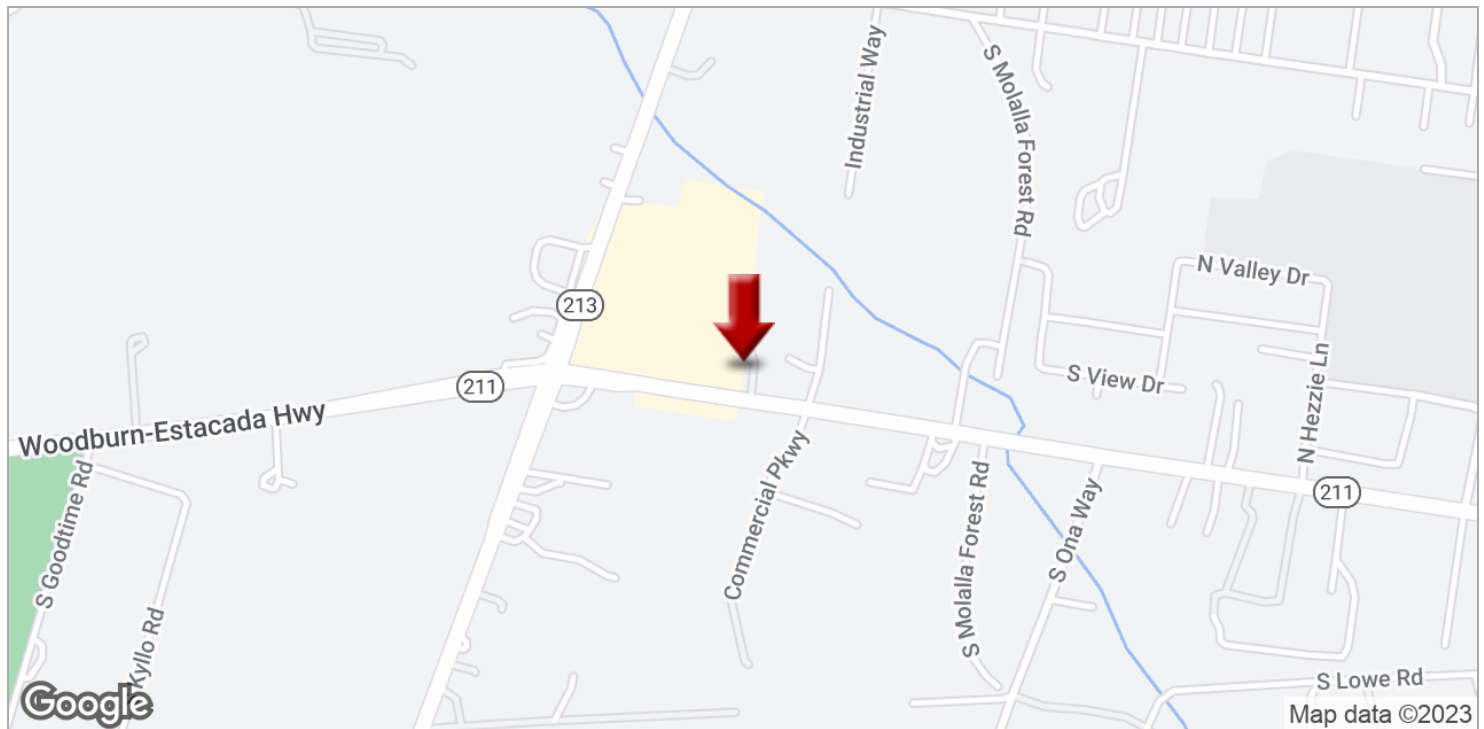
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# LOCATION MAPS

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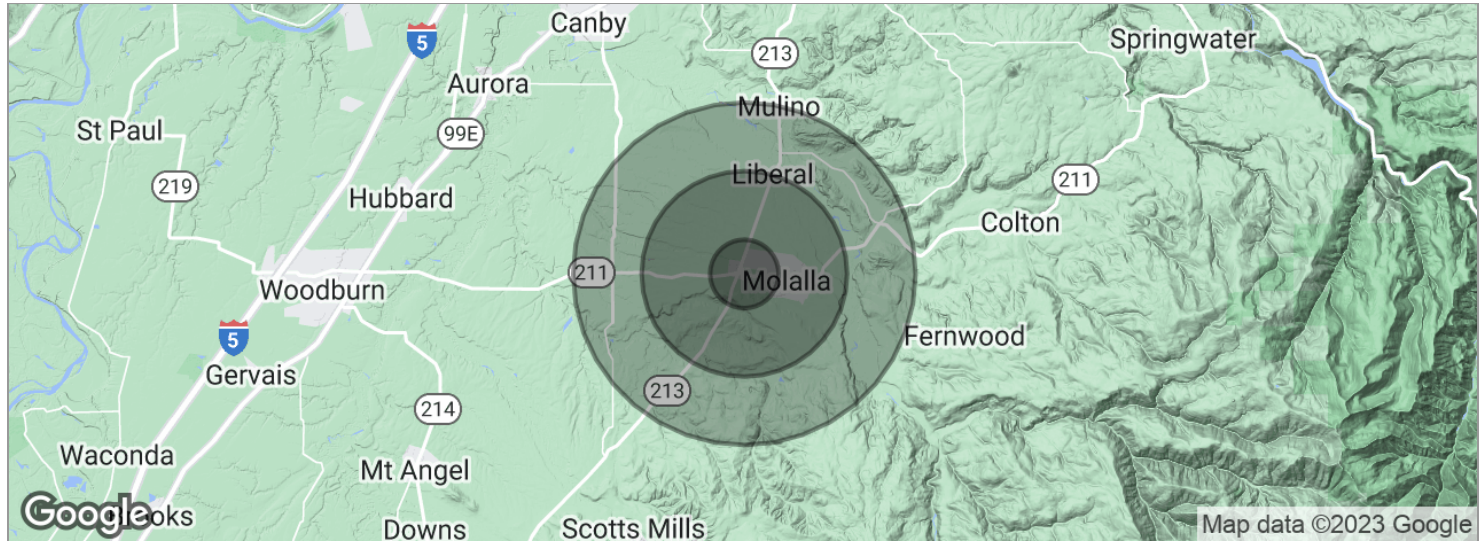
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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,298	11,121	16,388
Median age	31.6	33.6	35.9
Median age (male)	31.4	33.3	35.4
Median age (Female)	31.8	33.9	36.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	864	4,209	6,161
# of persons per HH	2.7	2.6	2.7
Average HH income	\$56,854	\$57,304	\$59,715
Average house value	\$237,399	\$245,478	\$251,443

\* Demographic data derived from 2020 ACS - US Census

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# RETAILER MAP

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MOLALLA, OR

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