

Eco Farms Building

24700 S. MULINO ROAD, CANBY, OR 97013

MAJOR PRICE REDUCTION!

FOR SALE

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



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PROPERTY DESCRIPTION

The Eco Farm building property is a former fruit cannery operation that was converted to a Marijuana Cultivation facility in 2018. The building resides on 13.65 acres of land zoned for Exclusive Farm Use (EFU) and has been planned for a multitenant growing operation. There is an extensive security system with exterior and interior cameras monitored by a server, and heavy duty exterior doors with multipoint deadlock systems. Additionally, there are offices, restrooms, a drying room, a curing room, a trim room, kitchen, shipping & receiving area, and loading dock.

PROPERTY HIGHLIGHTS

- Zoning - Exclusive Farm Use (EFU)
- Potential Uses - Food Processing, farm storage, contractor facility, agriculture related industrial
- Metal-skinned building
- Owner has maintained its cultivation license and it can be transferred for fair market value.
- Heavy 600 Volt Three phase power
- Extensive irrigation and ventilation system

OFFERING SUMMARY

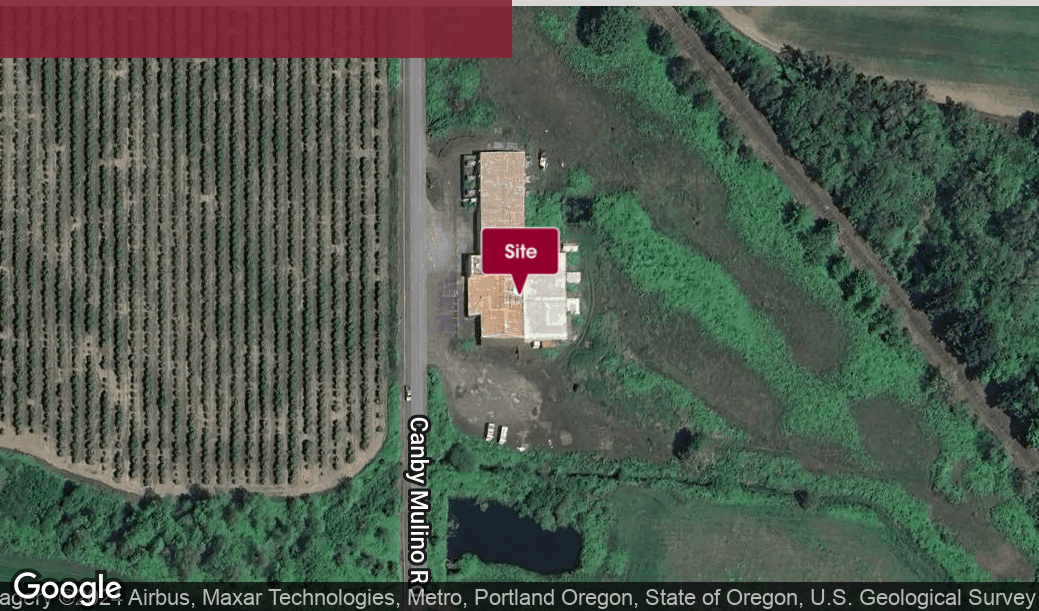
Sale Price:	\$2,295,000
Number of Units:	1
Lot Size:	13.65 Acres
Building Size:	22,600 SF



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LOCATION OVERVIEW

The property is located in Canby, Oregon. Canby is 25 miles south of Portland in the Willamette Valley, surrounded by some of the most fertile soil and land in the state. The community is easily accessible via Interstate 5, Highway 99E and Interstate-205.

POINTS OF INTEREST	DISTANCE	TIME
Highway 99 E	2.5 miles	7 minutes
Interstate 5	7 miles	12 minutes

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	2,017	20,843	31,625
Median age	41.8	40.3	41.4
Median age (Male)	41.2	39.9	41.9
Median age (Female)	41.5	41.0	41.0
Total households	719	7,736	11,501
Total persons per HH	2.8	2.7	2.7
Average HH income	\$144,625	\$89,717	\$96,915
Average house value	\$490,332	\$356,935	\$404,450



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