

Redevelopment Opportunity

16300 & 16320 AGNES AVENUE, OREGON CITY, OR 97045

COVERED LAND PLAY AT A 6.5% CAP RATE

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.

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

16300 & 16320 Agnes Avenue, Oregon City, OR 97045



PROPERTY DESCRIPTION

16300 and 16320 Agnes Avenue is a redevelopment site with existing cash flow, and will be a fantastic location for high visibility freeway retail and commercial uses, hotel, and senior living opportunities. The property is located adjacent the Clackamette Cove Urban Renewal Area. Clackamette Cove redevelopment has been initiated with the completion of back-bone infrastructure and the 244 Edgewater at the Cove Apartment project. Phase II construction will include approximately 440 waterfront apartment units and 30,000 SF of retail/commercial space. Just across Interstate-205 is the site of Summit Developments "The North End" Oregon City project. The North End covers approximately 62 acres that will include a mix of residential, retail, commercial, and business park uses. Hamiltons Appliance occupies the 12,000 SF warehouse, TNT Fireworks and Kiewit Infrastructure occupy the yard space.

PROPERTY HIGHLIGHTS

- Fully leased to three tenants
- Warehouse Building - 12,000 SF
- Office SF - 1,000 SF
- Dock Doors - 4
- Grade Doors - 1
- 480 Volt 3 Phase Power

OFFERING SUMMARY

Sale Price:	\$2,100,000
Lease Rate:	Call for Rates
Lot Size:	2.56 Acres
NOI:	\$136,751.00



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