

The 1209 Building

1209 7TH STREET, OREGON CITY, OR 97045



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FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

1209 7th Street, Oregon City, OR 97045



PROPERTY DESCRIPTION

Beautifully constructed flex building in the heart of Oregon City. The property features warehouse space with rollup doors accessed from Jackson St, plus finished office space on the second level, including on-site parking and access from 7th St. Short-term leases provide in-place income, with flexibility for a user to occupy all, or part, of the building—an excellent opportunity for value-add investors or owner-users.

PROPERTY HIGHLIGHTS

- On-site parking
- Corner lot
- Recent construction
- Investor or owner-user

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	0.19 Acres
Building Size:	6,000 SF
Zoning:	MUC-1 (Mixed Use Corridor - Oregon City)



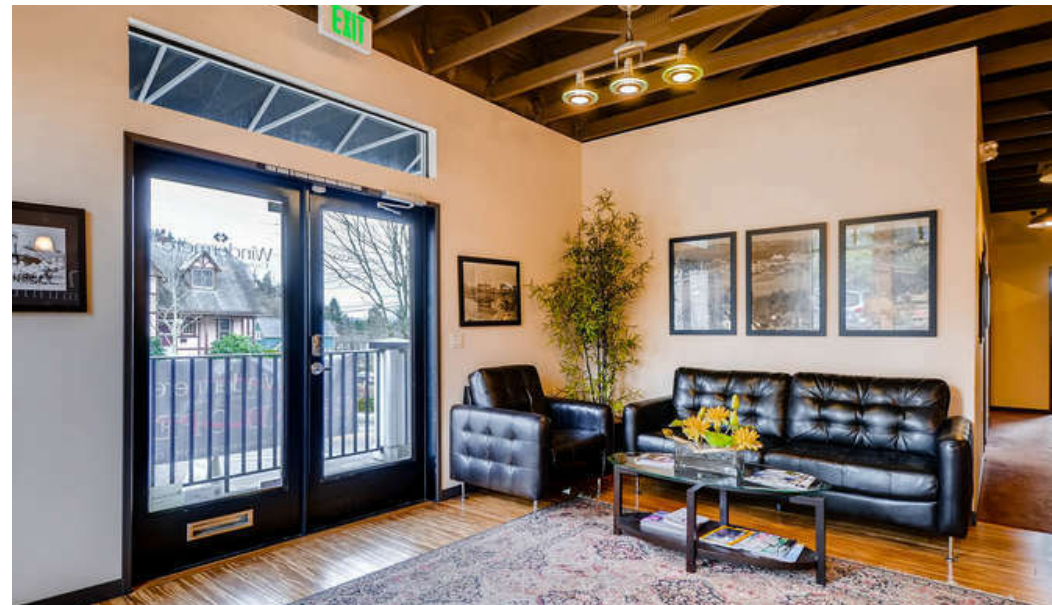
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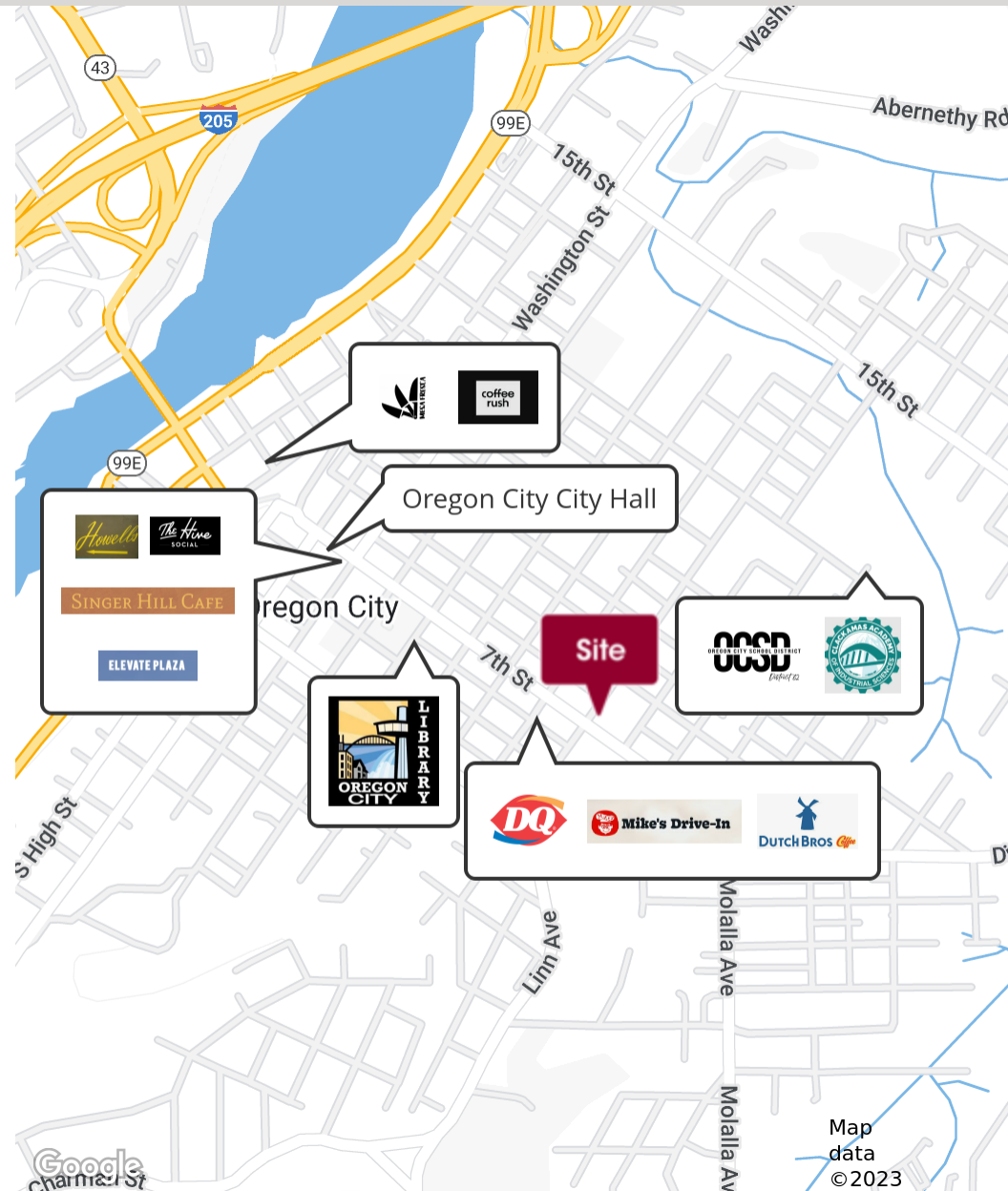
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DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total population	908	3,227	9,845
Median age	36.2	37.2	40.4
Median age (Male)	34.7	36.4	38.5
Median age (Female)	44.6	40.3	42.5
Total households	341	1,363	4,117
Total persons per HH	2.7	2.4	2.4
Average HH income	\$81,431	\$78,516	\$87,111
Average house value	\$326,334	\$319,350	\$341,947

LOCATION OVERVIEW

Corner location in the heart of Oregon City, with close proximity to major retail, office, and education hubs. Clackamas County.



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