

2.89 Acres of Developable Land

13455 SE 97TH AVENUE CLACKAMAS, OR 97015



2.89 AC

FOR SALE

**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

This property offers a unique development opportunity in Clackamas with close proximity to I-205 and Sunnybrook Road. The parcel is accessed from SE 97th Ave., and contains sloping topography that will require creative development solutions to maximize the site.

PROPERTY HIGHLIGHTS

- Allowable uses: Multi-family housing, office, medical, and business services
- Easy access to Sunnyside Road
- Close proximity to Kaiser Medical Center
- Close to Clackamas Town Center
- Excellent I-205 visibility
- Park-like setting

OFFERING SUMMARY

Sale Price:	\$1,635,000
Lot Size:	2.89 Acres
Zoning:	Office Commercial (OC)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,285	34,039	97,146
Total Population	8,222	88,937	251,748
Average HH Income	\$62,445	\$69,658	\$64,086

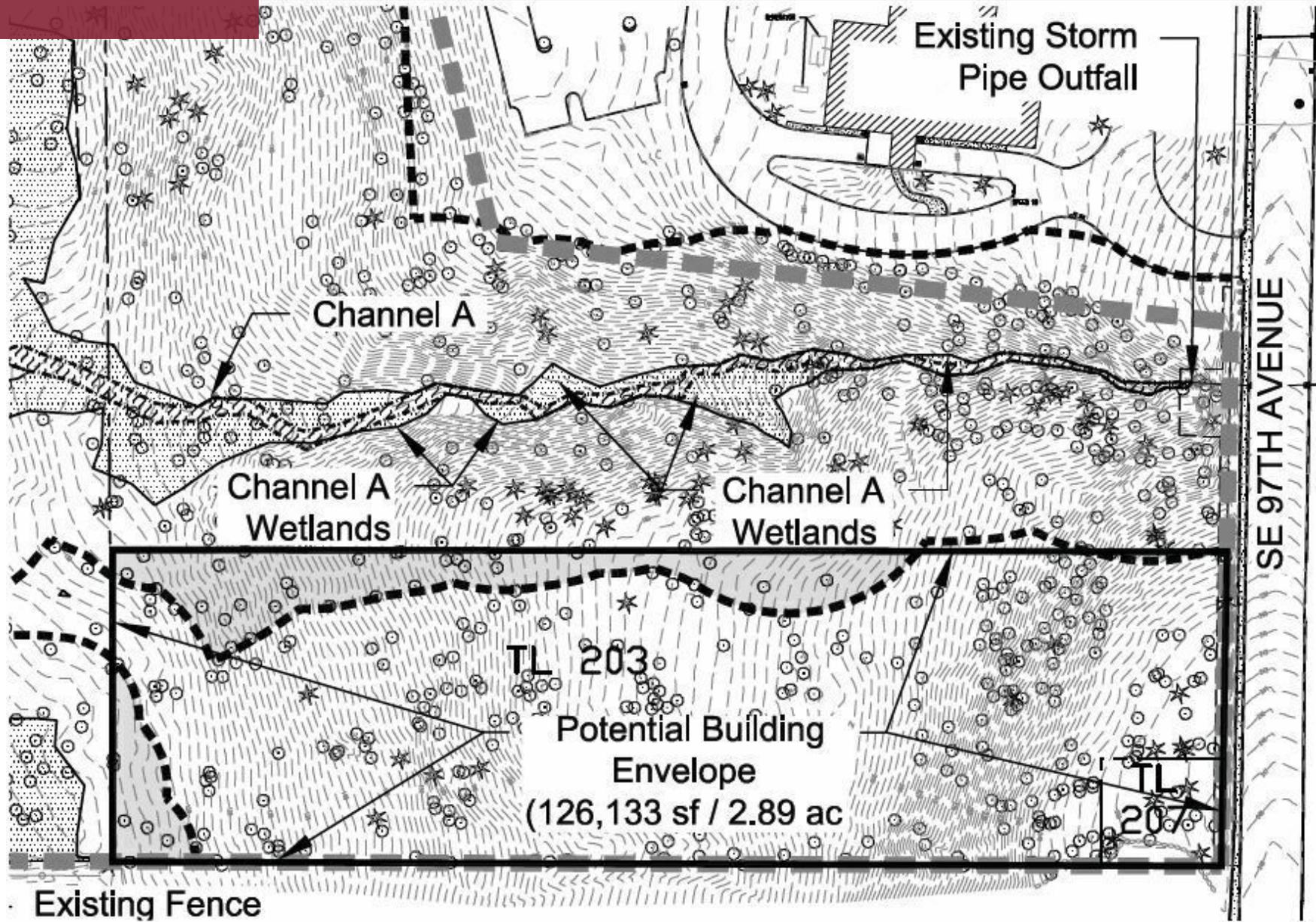


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