

2.89 Acres of Developable Land

13455 SE 97TH AVENUE CLACKAMAS, OR 97015



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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.

FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

13455 SE 97th Avenue, Clackamas, OR 97015



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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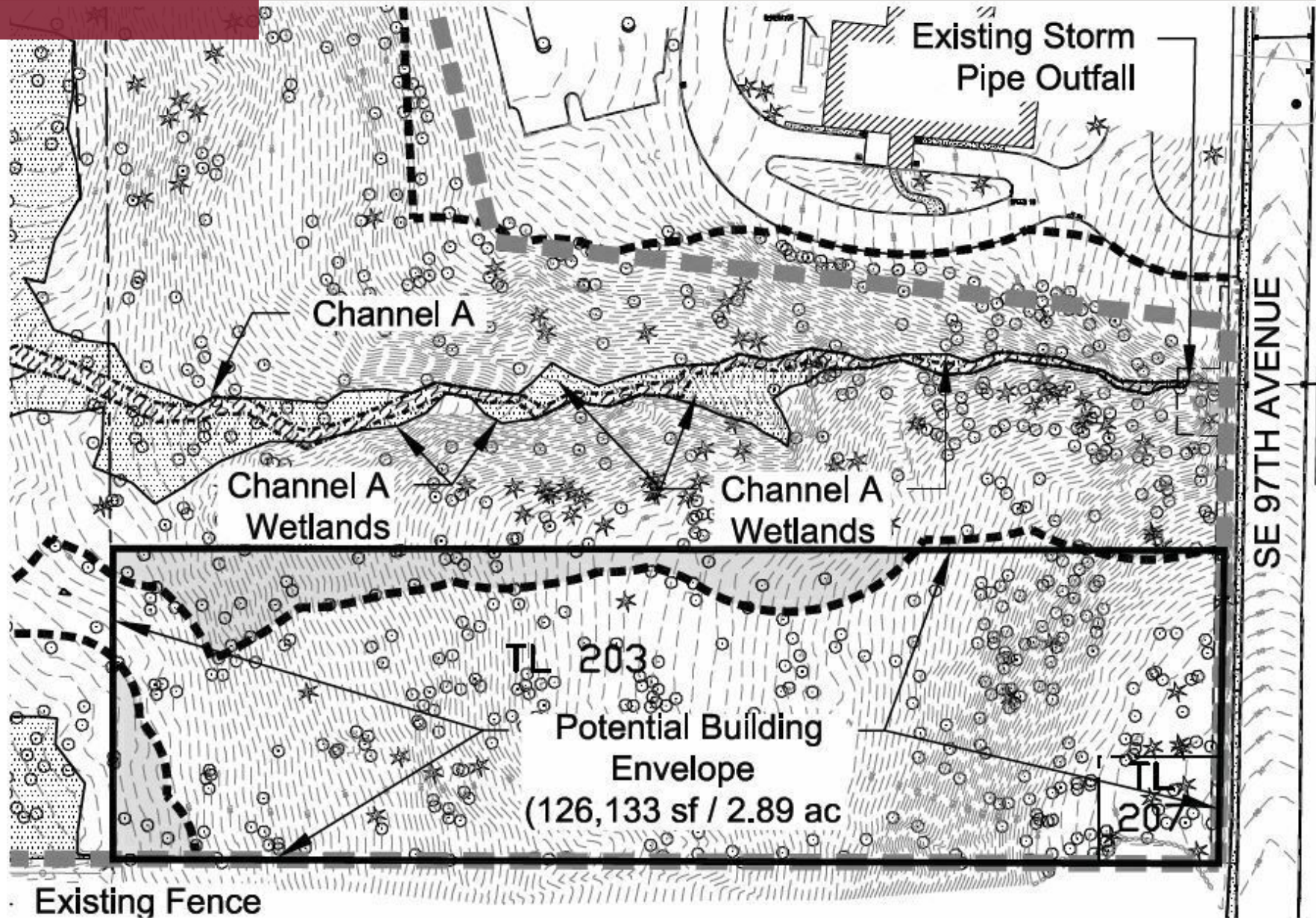
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