

# Commercial Property with Great Exposure on Pacific Highway

103 SW 1ST AVENUE, CANBY, OR 97013



FOR SALE



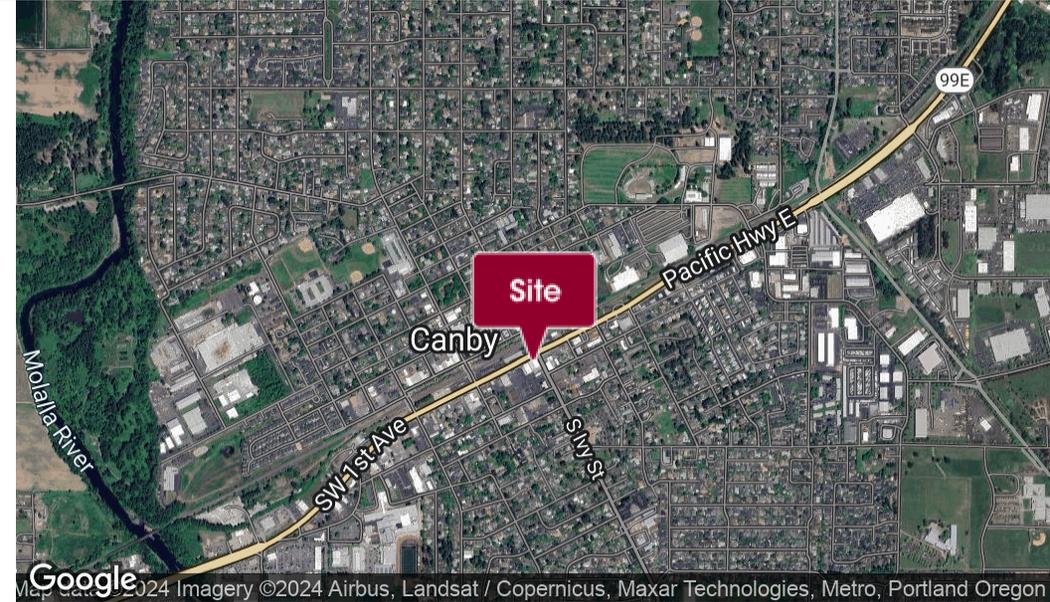
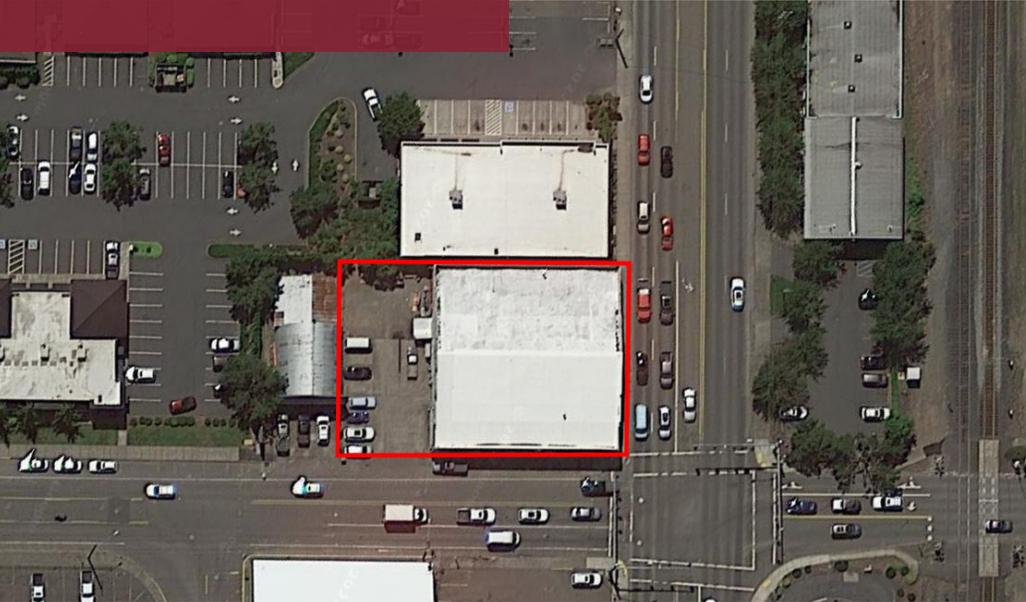
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# FOR SALE

103 SW 1st Avenue, Canby, OR 97013



## PROPERTY DESCRIPTION

9,422 SF includes 7,342 SF warehouse and 2,040 SF office. 500 SF mezzanine and 1,093 SF unfinished basement not include in the GBA.

## PROPERTY HIGHLIGHTS

- Great exposure on Pacific Highway E (21,252 per day - heavy traffic flow for the area).
- C2 Highway Commercial Zone allows automobile service and repair equipment sales and tire shops.
- Parking lot rear of building.
- Three grade-level doors.
- Construction type non-reinforced CMU block and wood frame building.
- Glu-Lam beams supporting open truss ceiling.
- Flat membrane roof with parapet.
- Gas pack units and radiant heat in warehouse and office. No HVAC.

## LOCATION DESCRIPTION

Located on a signalized intersection on Pacific Highway 99 E (SE 1st Avenue) and South Ivy Street.

## OFFERING SUMMARY

Sale Price:	\$910,000
Parcel Size:	14,340 SF Rectangular (100' x 143.4')
Building Size:	9,422 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	389	1,502	4,987
Total Population	1,104	4,260	13,750
Average HH Income	\$94,607	\$82,484	\$81,650



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