

# Commercial Property with Great Exposure on Pacific Highway

103 SW 1ST AVENUE, CANBY, OR 97013



FOR SALE



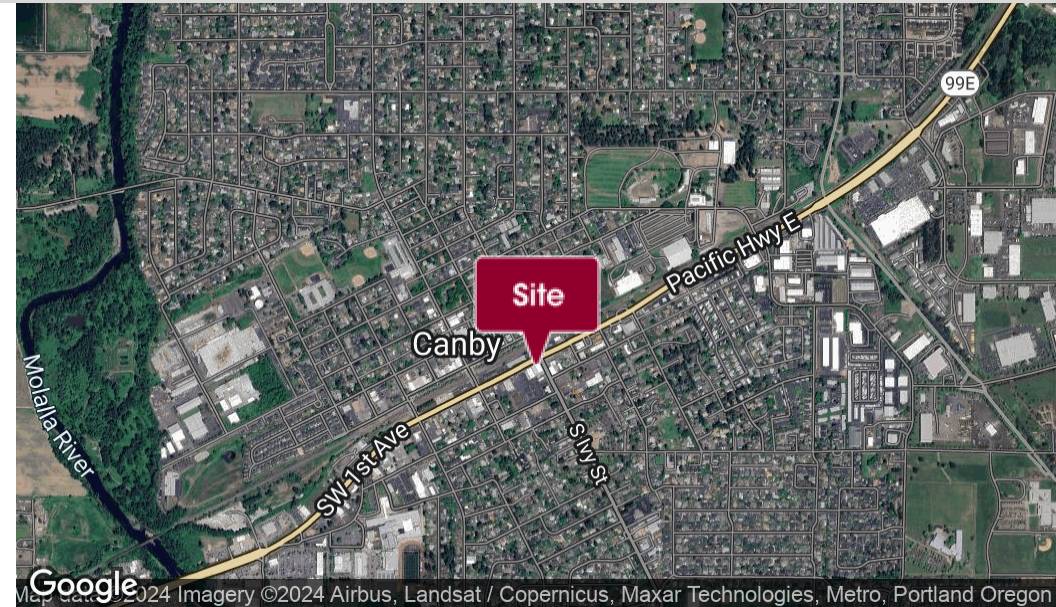
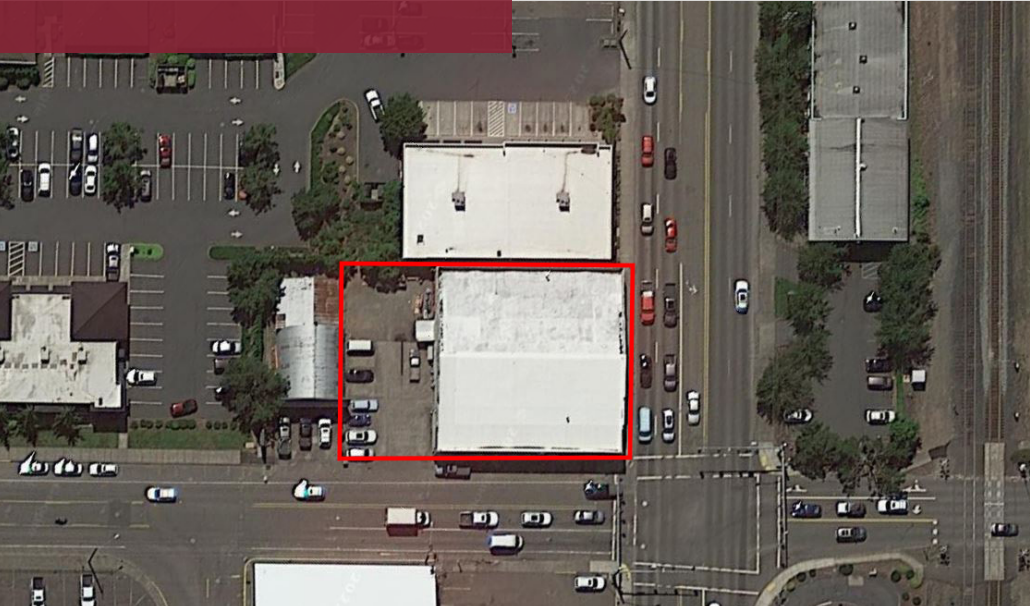
Brett Bayne  
503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | [WWW.MACADAMFORBES.COM](http://WWW.MACADAMFORBES.COM) | 503.227.2500

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

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



**Brett Bayne**  
503.972.7280  
bayne@macadamforbes.com  
Licensed in OR

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.

MACADAMFORBES.COM | 503.227.2500