

2.89 Acres of Developable Land

13455 SE 97th Avenue, Clackamas, Oregon



DESCRIPTION

PARCEL SIZE

2.89 acres (following a partition)

ZONING

Office Commerical (OC)

ALLOWED USES

Multi-family housing, office, medical, business services

SALE PRICE

\$1,635,000 (\$13/SF)



FEATURES

- Easy access to Sunnyside Road
- Close proximity to Kaiser Medical Center
- Close to Clackamas Town Center
- Excellent I-205 visibility
- Park-like setting



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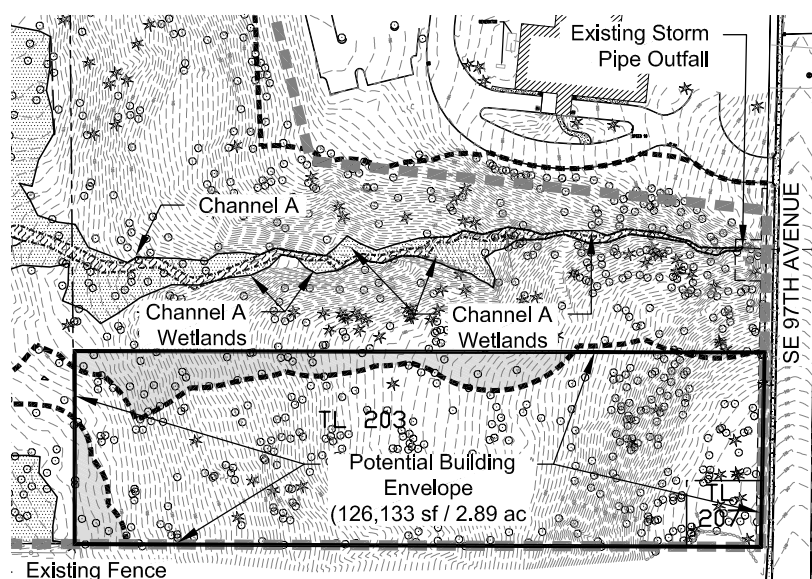
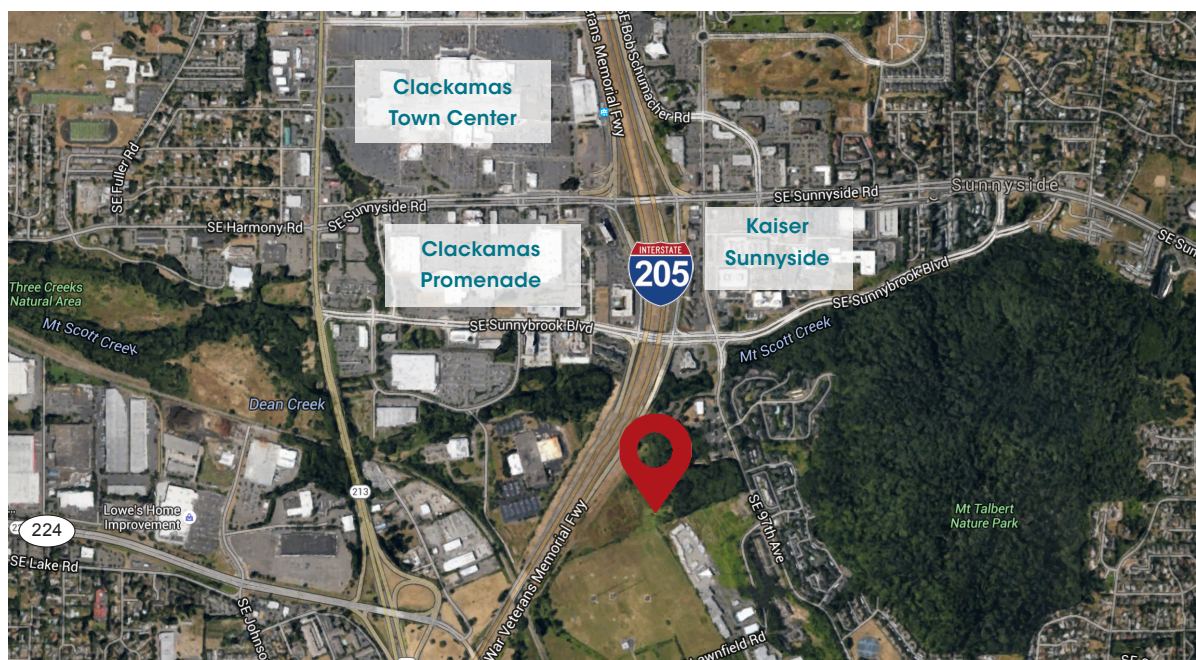
13455 SE 97th Avenue

FOR SALE



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles	Households	1 Mile	3 Miles	5 Miles
2014 Pop.	9,795	98,803	253,312	Total HH	4,222	37,795	97,700
Pop. Growth	↑5.97%	↑5.77%	↑5.90%	HH Growth	↑6.04%	↑5.79%	↑5.90%
Average Age	36.30	38.90	38.70	HH Income	\$45,973	\$60,189	\$56,764



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