



FOR SALE

194 SE 4th Ave, Estacada, OR 97023

Bradley King
Licensed Broker | OR & WA
503.313.8262
King@KWcommercial.com

Ethan Suk
Licensed Broker | OR
503.791.1986
Ethan@KWcommercial.com



COMMERCIALSM



PROPERTY OVERVIEW

194 SE 4th Ave, Estacada, OR 97023

Parcel: 00948425

\$500,000

Downtown (D)

Two-tenant commercial building in downtown Estacada. Includes 4 onsite parking spaces, Building fully renovated in 2018, including new roof, new HVAC systems, and 3-phase 240V power. Current tenants are YoTreats, a fully built-out frozen yogurt parlor and an established beauty shop. YoTreats intends to vacate, making the suite available for a new food/beverage concept or alternative retail use.

Zoning

Downtown (D)

Bldg Size

2,200 SQFT

Lot(s) Size

.069 ACRES

Year Built

1969

County

Clackamas





KING
Commercial Real Estate

ZONING OVERVIEW

ZONING OVERVIEW — DOWNTOWN (D) ZONE

City of Estacada, Clackamas County, Oregon • Estacada Municipal Code Title 16, Chapter 16.26 • Implements the Estacada Downtown & Riverside Area Plan (2011)

Zone Summary & Uses

Purpose Encourages a mix of office, service, retail, light manufacturing, and governmental uses; allows upper-story residential over commercial and high-density residential / mixed-use development oriented to the Clackamas River.
EMC 16.12.060(E)

Permitted Uses Retail stores and shops; enclosed repair shops; personal and business services; professional offices and medical facilities; hotel / motel / resort; short-term rentals; restaurants, bars, taverns (incl. brewery or distillery with a primary use); indoor amusement and recreation; mortuary; museum or art gallery; governmental uses; public parks and plazas; childcare and youth support facilities; up to two food carts per lot.
EMC 16.26.020

Residential & Mixed-Use Multifamily, triplex, and fourplex permitted outright at a minimum 16 du/acre; ground-floor residential may not front Broadway St., Main St., or OR 224. Live/work space permitted. Manufacturing allowed in conjunction with permitted retail (no hazardous materials).
EMC 16.26.020

Conditional Uses Outdoor amusement / recreation; cabinet and woodworking shops; non-hazardous processing / packaging; transmission towers; drive-through facilities; more than two food carts per lot. Lumber / building material sales, mini-warehouse, auto detail, and auto service stations excluded within 100 ft of Broadway St. Nonresidential R-1 / R-2 / R-3 conditional uses also eligible.
EMC 16.26.030

Development Standards

Minimum Lot Size None.
EMC 16.26.040

Setbacks Front / street side: 0 ft minimum, 5 ft maximum (5–10 ft along 2nd Ave. and OR 224). Side and rear: 0 ft with common walls; 10 ft where abutting a residential zone; otherwise per building code.
EMC 16.26.040

Building Height 17 ft minimum — 65 ft maximum.
EMC 16.26.040

Residential Density Minimum 16 dwelling units per acre (multifamily); no maximum density specified in the D zone chapter.
EMC 16.26.020

Parking No off-street parking required within 100 ft of Broadway St. between OR 224 and 2nd Ave.; elsewhere, standard requirements apply with a 20% reduction allowed in the D zone.
EMC 16.26.040

Landscaping Minimum 5% of developed area, including parking areas and utility facilities.
EMC 16.26.040

DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	2,688	5,331	7,633
	Female	2,554	5,159	7,321
	Total Population	5,242	10,490	14,954
Housing	Total Units	2,074	4,181	5,979
	Occupied	1,955	3,940	5,620
	Owner Occupied	1,480	3,121	4,549
	Renter Occupied	475	819	1,071
	Vacant	119	240	359
Age	Ages 0 - 14	908	1,807	2,489
	Ages 15 - 24	540	1,022	1,469
	Ages 25 - 54	2,192	4,143	5,682
	Ages 55 - 64	591	1,389	2,066
	Ages 65+	1,009	2,130	3,248
Income	Median	\$93,015	\$90,256	\$90,633
	Under \$15k	157	295	377
	\$15k - \$25k	181	288	421
	\$25k - \$35k	66	266	347
	\$35k - \$50k	202	386	557
	\$50k - \$75k	204	444	647
	\$75k - \$100k	232	478	736
	\$100k - \$150k	470	897	1,322
	\$150k - \$200k	201	414	547
	Over \$200k	242	473	665



KING
Commercial Real Estate





KING
Commercial Real Estate

CONFIDENTIALITY & DISCLAIMER

194 SE 4th Ave, Estacada, OR 97023 | Please read carefully

DISCLAIMER

This Offering Memorandum has been prepared by King Commercial Real Estate / KW Commercial ("Broker") solely to assist prospective purchasers in evaluating a possible acquisition of the property located at 194 SE 4th Ave, Estacada, OR 97023 (the "Property"). It is provided for informational purposes only and does not constitute an offer to sell, a solicitation of an offer to buy, or any form of legal, tax, accounting, or investment advice.

The information contained herein was obtained from the Seller and from third-party sources believed to be reliable. **Broker has not independently verified and makes no guarantee, warranty, or representation, express or implied, as to the accuracy or completeness of any information contained in this package.** All income, expenses, financial statements, tax figures, square footages, lot sizes, dimensions, zoning, permitted uses, easements, and similar information are estimates or are provided by the Seller and have not been audited or independently verified by Broker.

Any projections, pro formas, opinions, assumptions, or estimates are used for example only and do not represent the current or future performance of the Property. Actual results may vary materially. Neither Broker nor Seller makes any representation regarding the future performance of the Property.

BUYER'S DUE DILIGENCE

Prospective purchasers are expressly advised to conduct their own independent investigation and due diligence and to verify all information to their own satisfaction prior to entering into any agreement, including by retaining their own legal, tax, accounting, environmental, engineering, survey, and financial advisors. The Property is offered on an "AS-IS, WHERE-IS" basis, with all faults, and without any representation or warranty of any kind, express or implied.

To the fullest extent permitted by law, neither Broker nor Seller, nor any of their respective agents, employees, or affiliates, shall have any liability whatsoever arising from the use of, or reliance upon, any information contained in this Offering Memorandum.

CONFIDENTIALITY & AGENCY

By accepting this package, the recipient agrees to keep its contents strictly confidential, not to reproduce or distribute it in whole or in part, and to return it to Broker upon request. The recipient acknowledges that Broker represents the Seller only and does not represent the recipient or any prospective purchaser unless a separate written agreement is executed.



Contact

Bradley King:

King@KWcommercial.com

(503)-313-8262

Ethan Suk

Ethan@KWcommercial.com

(503)-791-1986

Keller Williams Realty Portland Premiere
7504 SW Bridgeport Rd, Portland OR 97224



KING
Commercial Real Estate

