

623 7<sup>TH</sup> STREET, OREGON CITY, OR 97045

FOR SALE



Apex Real Estate Partners  
415 NW 11<sup>th</sup> Avenue / Portland, OR 97209  
P. 503.595.2840 / [www.apexcre.com](http://www.apexcre.com)

Brendan Smith, Associate Director  
503.595.2848  
[Brendan@apexcre.com](mailto:Brendan@apexcre.com)

Irfan Tahir, Director  
971.346.2512  
[Irfan@apexcre.com](mailto:Irfan@apexcre.com)





# Mixed Use Space

Restaurant, Retail, Office, Storage

Rare opportunity to own the charming Singer Hill Building on a half-block in historic midtown Oregon City. The building has 18' ceilings with exposed old-growth beams, and was remodeled extensively in 2022 with new HVAC, sprinklers, and an ADA bathroom. The building includes a café/retail ( $\pm$  3,750 SF), office ( $\pm$  650 SF), and warehouse storage with an overhead garage door ( $\pm$  3,760 SF). The building is ideal for a restaurant, brewery, maker, or construction company.

The café opens onto a slate and brick patio ( $\pm$  3,432 SF) with water features and beautiful, mature vertical gardens. The half block also includes a developable fenced garden area that can be purchased separately.



## Space Details

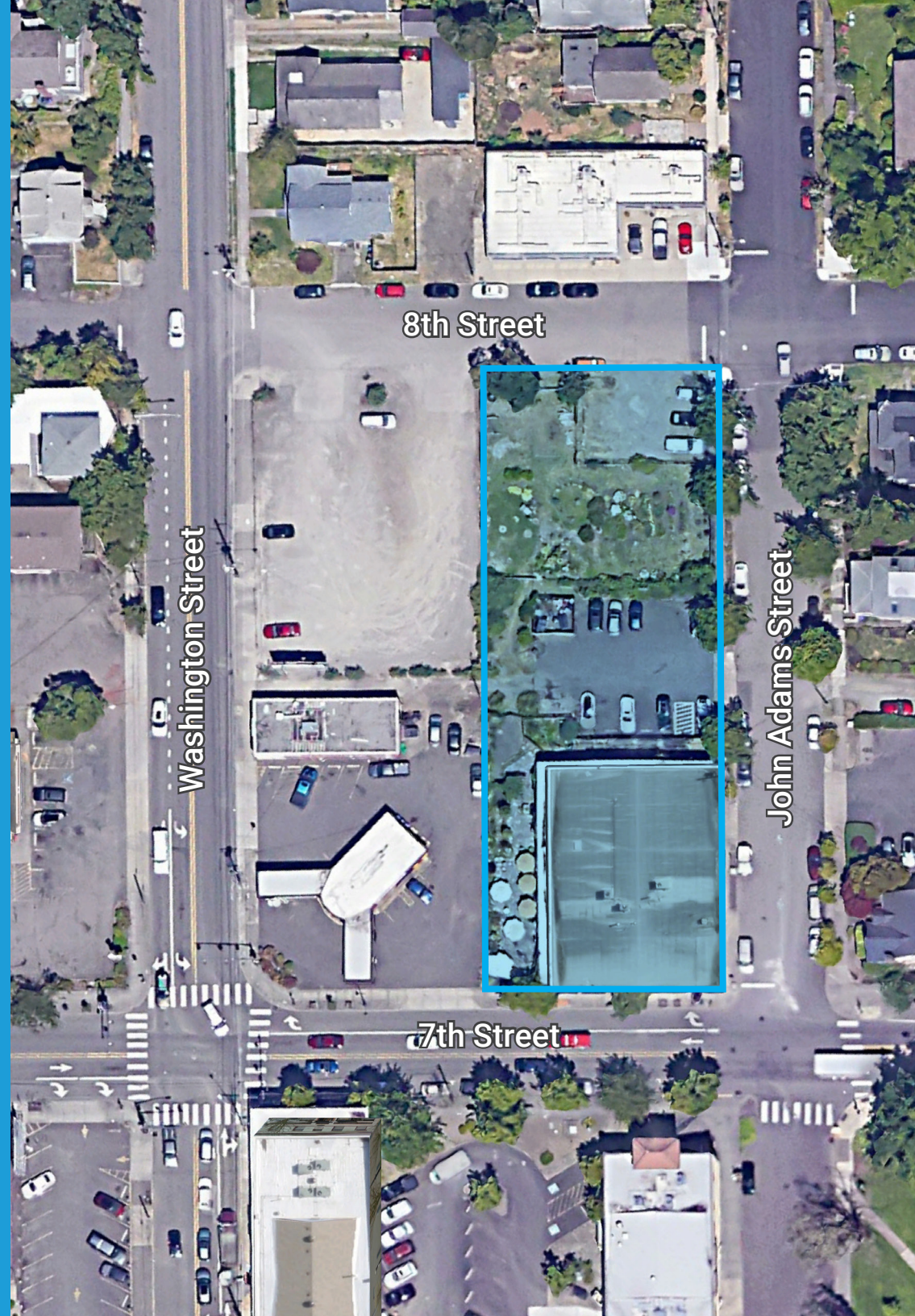
- Address:** 623 7th St  
Oregon City, OR 97045
  - Space Size:**  $\pm$  7,900 SF zoned MUC-1, with existing café, warehouse, and office space, suitable for all users
  - Parcel Size:**  $\pm$  0.61 AC/27,828 SF provides additional parking and yard space
  - Year Built:** 1927 construction
  - Tax Benefits:** Located in an Opportunity Zone
  - Rate:** Contact broker for pricing
- Seller is willing to carry a contract.





# Space Highlights

- » Corner lot on a busy road with excellent street visibility.
- » One grade door for loading.
- » Gorgeous indoor and outdoor vertical gardens.
- » Large stone-paved patio space with extensive vertical gardens.
- » Wooden garage doors function as roll-up windows that provide an indoor/outdoor experience and abundant natural light throughout the space.
- » Developable excess land to the northeast of the property currently used as a garden.
- » Plentiful off-street parking and overflow parking available.
- » Convenient access to I-205.
- » Located in historic midtown Oregon City, only a short walk to downtown via 7th Street to the municipal elevator, the only vertical street in the US.









# Great Walkability

