



31430 S HWY 213
Molalla, OR 97038

Prime Land Opportunity

\$299,000

- **Prime Location:** Situated right off HWY 213, with access easement
- **Vacant Commercial:** C2 Molalla zoning
- **Improvements:** Curb side, side walk, stormwater management plan, egress and ingress all completed
- **High Traffic:** Surrounded by businesses such as Starbucks, Safeway, Les Schwab and more
- **Lot Size:** 0.39 Acres of developable land

