

Agricultural Live and Work Opportunity

17780 SE WALLACE ROAD, DAYTON, OR 97114

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FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

17780 SE Wallace Road, Dayton, OR 97114



PROPERTY DESCRIPTION

Most recently used as a warehouse facility for agricultural related business', with additional income generated off renting out the residential home. This property provides a unique live-work opportunity for private owners or agricultural related business'.

PROPERTY HIGHLIGHTS

- EFU Zoning
- Residential home: 3 bed, 2.5 bath measuring 2,367 SF with attached 676 SF garage
- Shared well for both warehouse and residential home
- Separate septic systems for the residential home and warehouse
- Three phase power available in the warehouse

OFFERING SUMMARY

Sale Price:	\$1,780,000
Building Size:	15,950 SF
House Size:	2,367 SF

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	27	61
Total Population	21	75	172
Average HH Income	\$122,930	\$122,930	\$122,930



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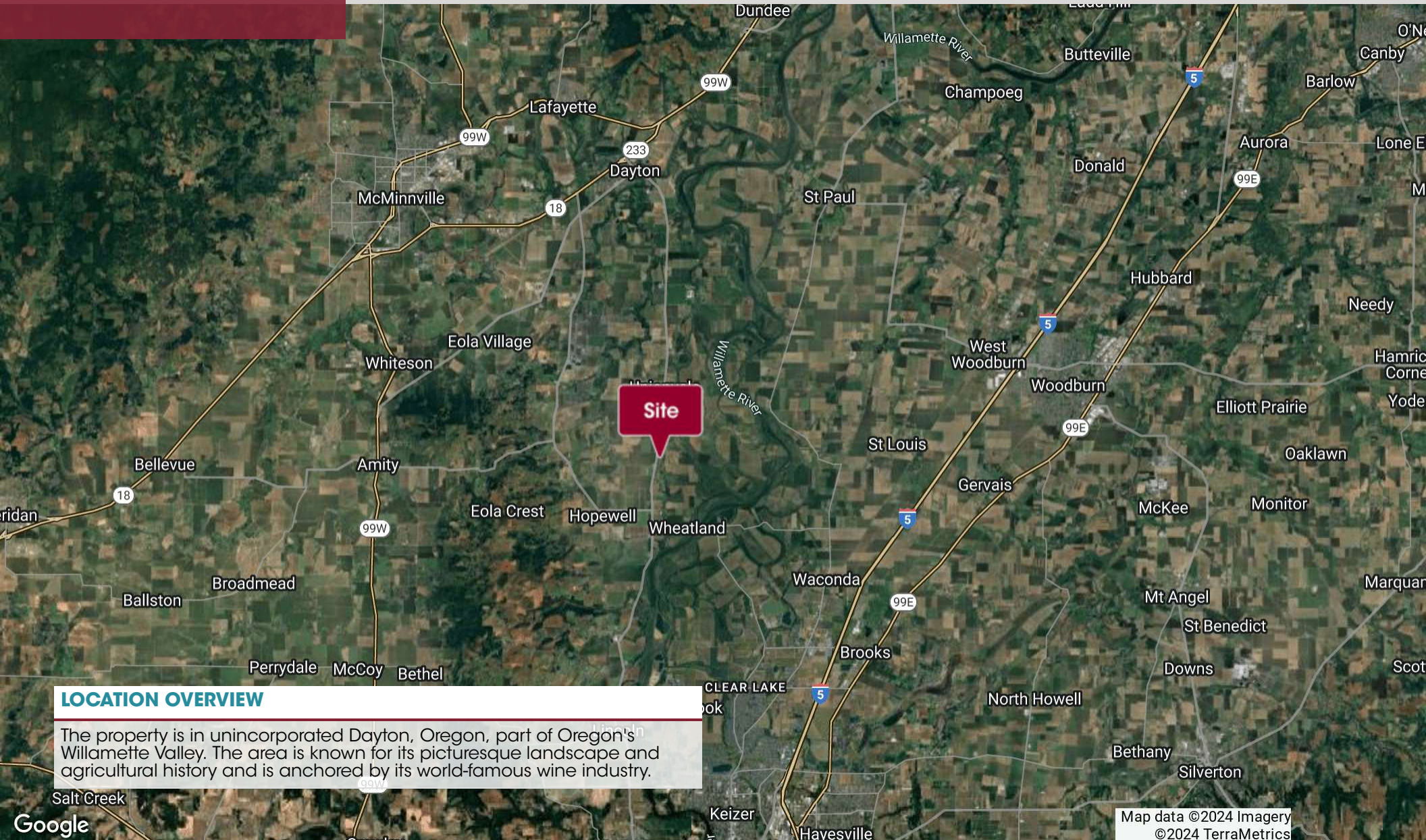
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LOCATION OVERVIEW

The property is in unincorporated Dayton, Oregon, part of Oregon's Willamette Valley. The area is known for its picturesque landscape and agricultural history and is anchored by its world-famous wine industry.

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