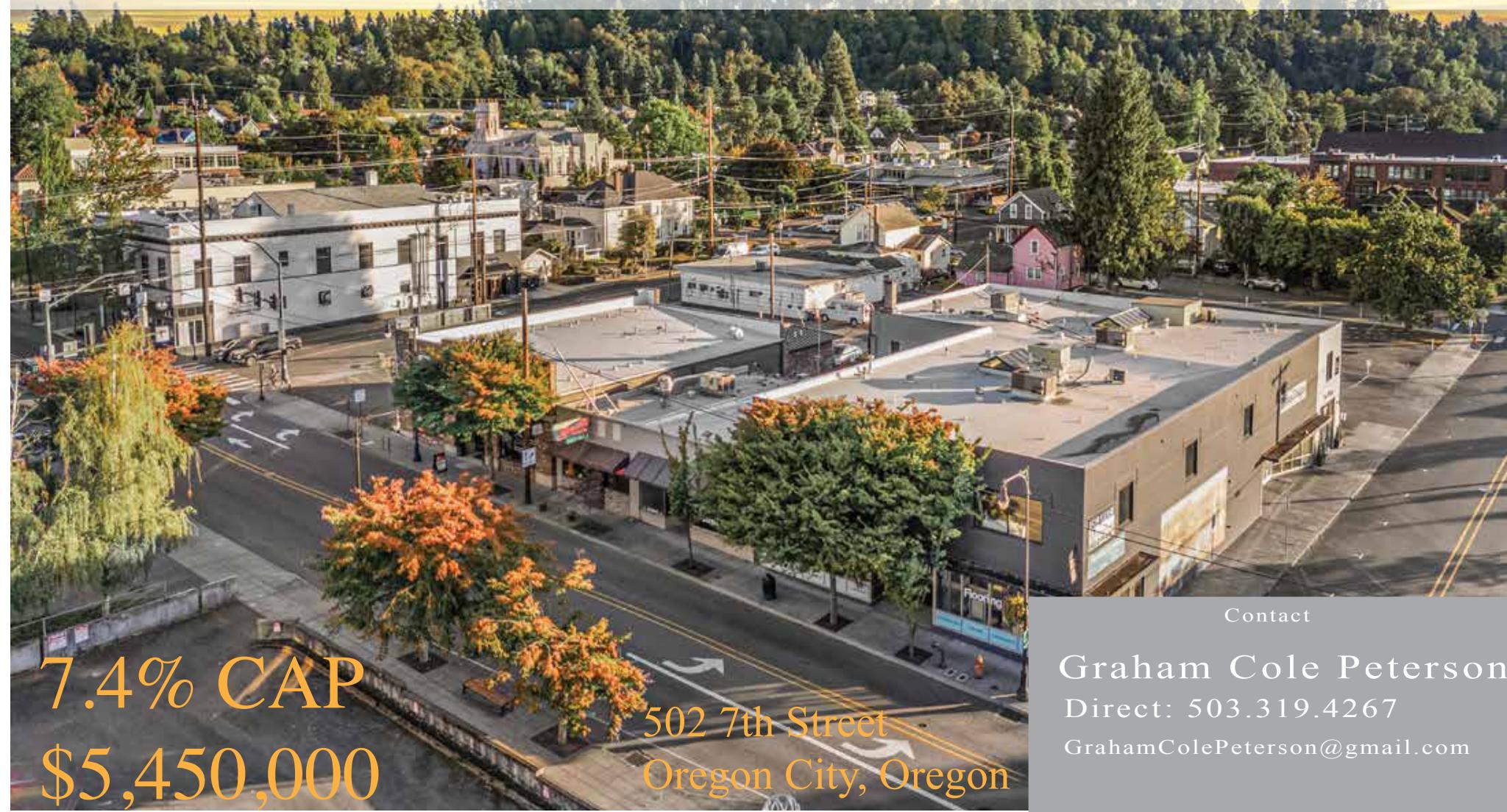


# FOR SALE

RETAIL & CREATIVE OFFICE NNN INVESTMENT



7.4% CAP  
\$5,450,000

502 7th Street  
Oregon City, Oregon

Contact

Graham Cole Peterson  
Direct: 503.319.4267  
GrahamColePeterson@gmail.com

Office: 503.249.1709



Portland Office  
Oregon City Office

2105 NE Cesar E Chavez Blvd. Suite 220 Portland, Oregon 97212  
502 7th Street Suite 208, Oregon City, OR 97045

# FOR SALE

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## RETAIL & CREATIVE OFFICE INVESTMENT

SUITE 101

502 7th Street, Oregon City, Oregon

### DETAILS-

- 2 Lots
- 17,400 SF BUILDING
- 22 STALL LEASED PARKING LOT
- MUC-1 ZONING

### RECENT IMPROVEMENTS

- NEW STRUCTURAL STEEL
- NEW MEMBRANE ROOF
- NEW HVAC
- NEW ELEVATOR
- NEW 3 PHASE ELECTRICAL
- FULL FIRE SPRINKLER SYSTEM
- NEW PLUMBING

SUITE 100

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# FOR SALE

## RETAIL & CREATIVE OFFICE NNN INVESTMENT



### THE NUMBERS

GROSS INCOME	\$502,003.37
EXPENSES	\$98,539.53
NOI	\$403,464.37
PURCHASE PRICE	\$5,450,000.00
CAP RATE	7.4%

BUILDING SIZE  
\$/SF

BUILDING LOT  
PARKING LOT

17,400 SQFT  
\$313.21/SQFT  
10,000 SQFT  
6,300 SQFT



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Windermere  
COMMERCIAL

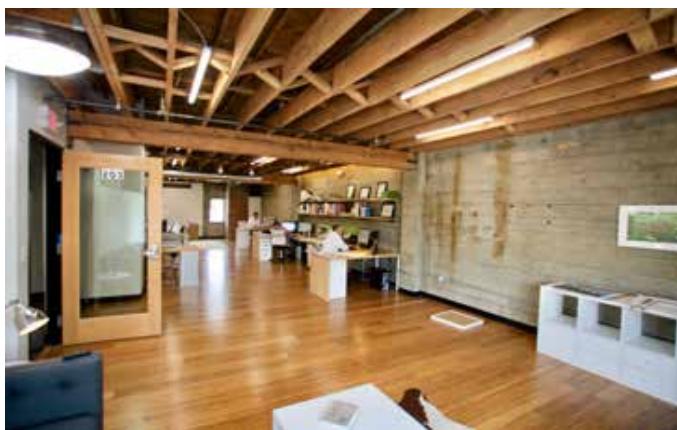
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# FOR SALE

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## RETAIL & CREATIVE OFFICE INVESTMENT



The “OC Creative” building is a great stable asset in the growing Oregon City Market. Located in a opportunity zone with high denisty zoning giving a buyer the opporunity to develope the parking lot and take advatage of the benifits of OZ. Current ownership has upgraded and maintained the building in top condition. NNN leases offer predictable cash flow and low capital expenses for a new owner. Leases are on staggared terms to limit vacancy cost.

Contact

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Direct: 503.319.4267

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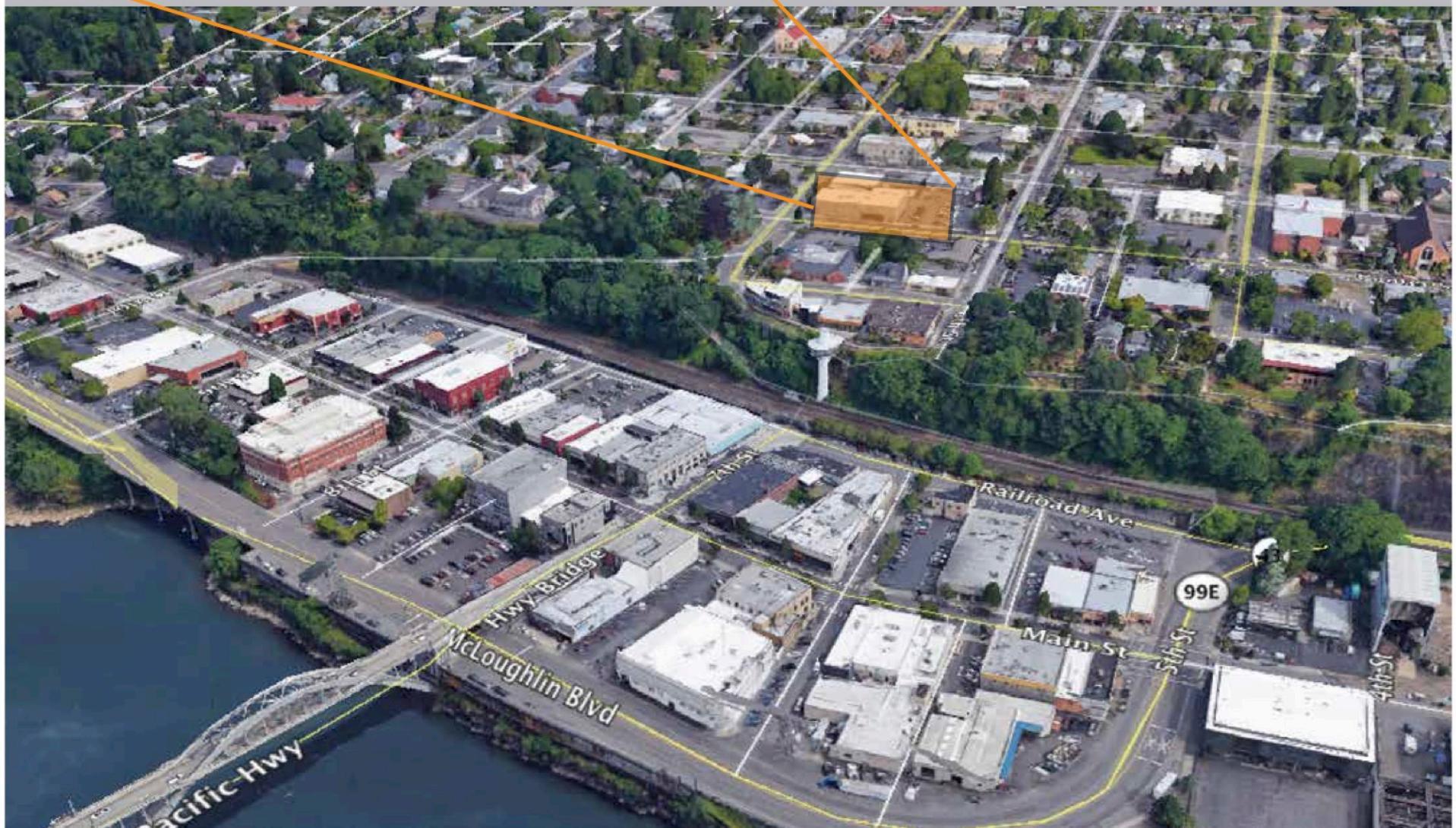
Office: 503.249.1709



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502 7th Street Suite 208, Oregon City, OR 97045

# LOCATION



Portland Office  
Oregon City Office

2105 NE Cesar E Chavez Blvd. Suite 220 Portland, Oregon 97212  
1209 7th Street  
Oregon City, Oregon 97045