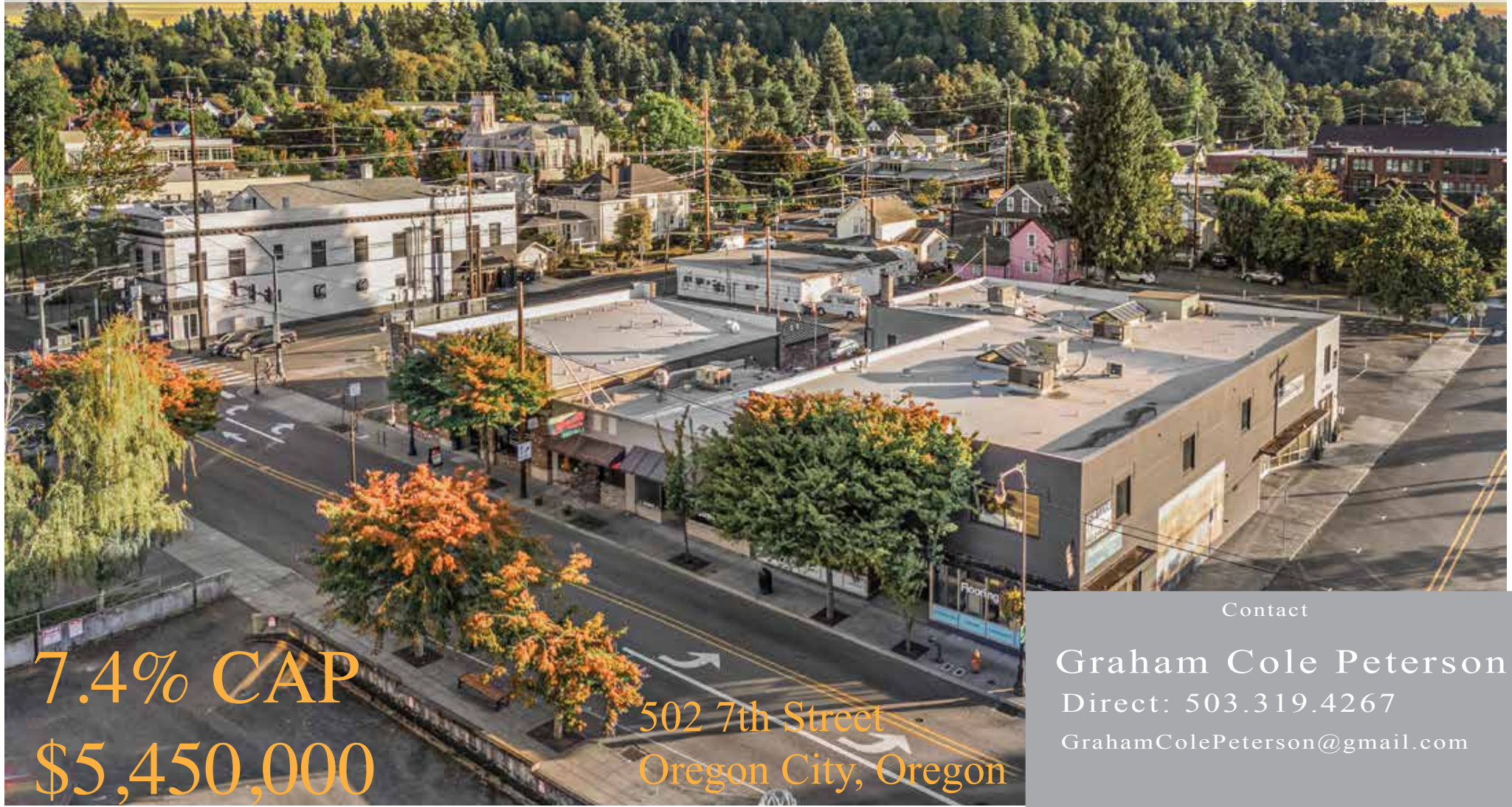


# FOR SALE

## 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

## 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

Contact

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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	17,400 SQFT
\$/SF	\$313.21/SQFT
BUILDING LOT	10,000 SQFT
PARKING LOT	6,300 SQFT

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# FOR SALE

## 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 density zoning giving a buyer the opportunity to develop the parking lot and take advantage of the benefits 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 staggered terms to limit vacancy cost.

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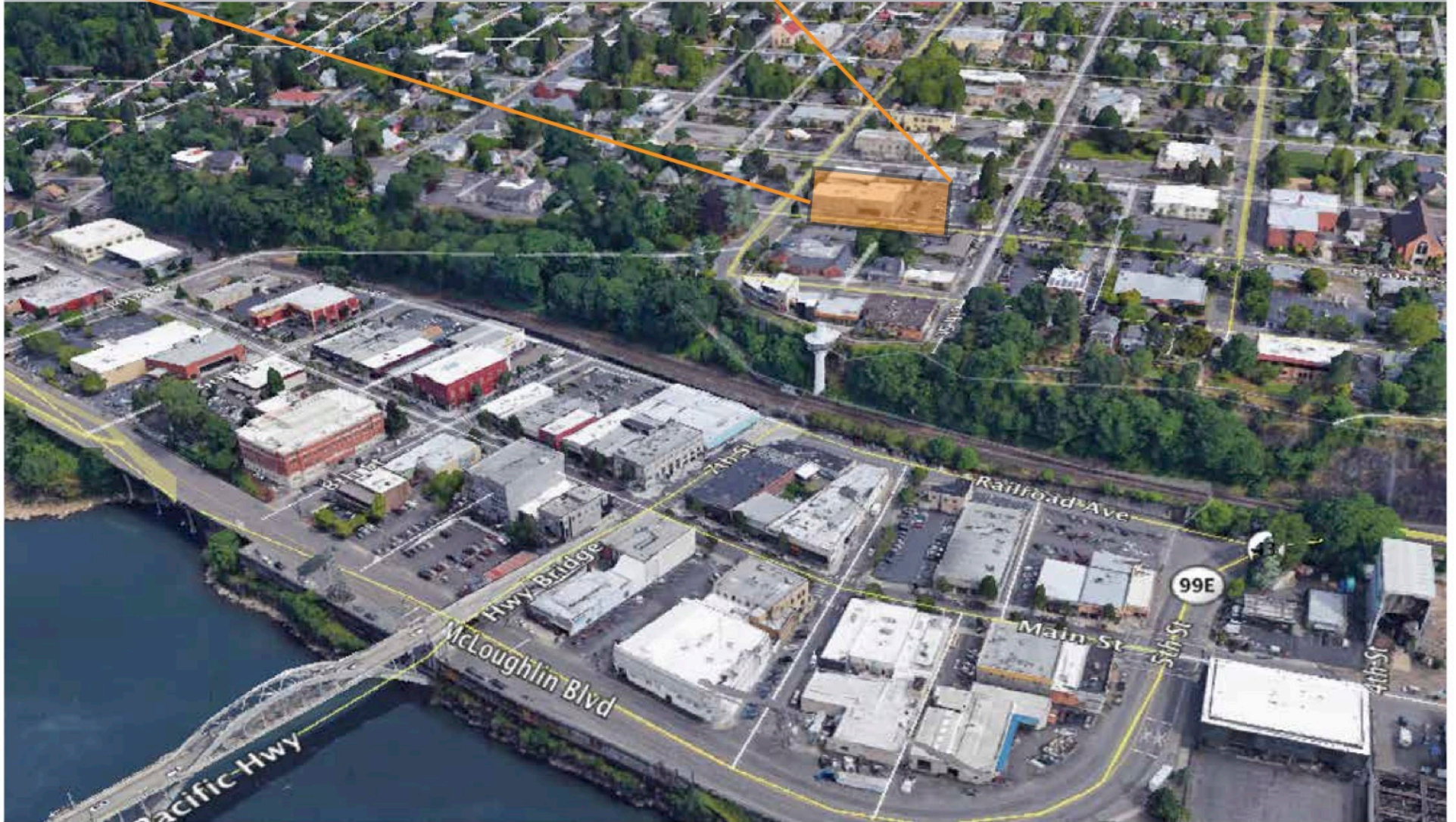


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# LOCATION



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Oregon City Office

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1209 7th Street Oregon City, Oregon 97045