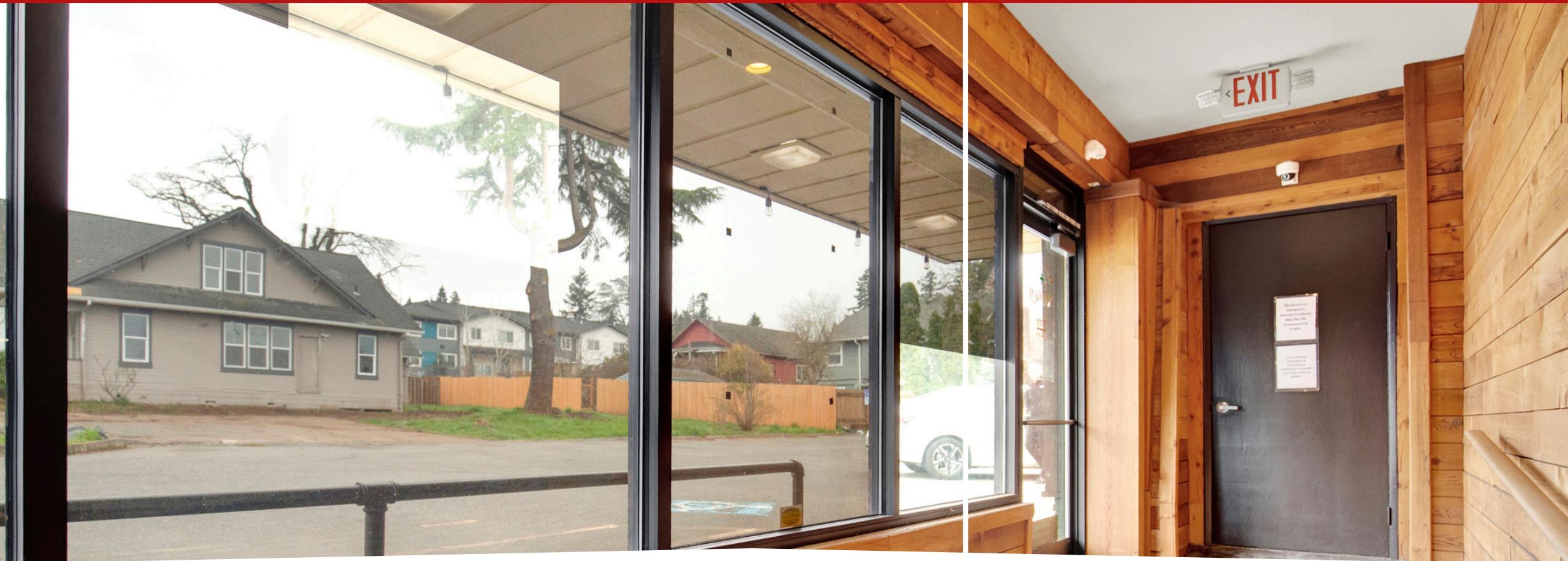


FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



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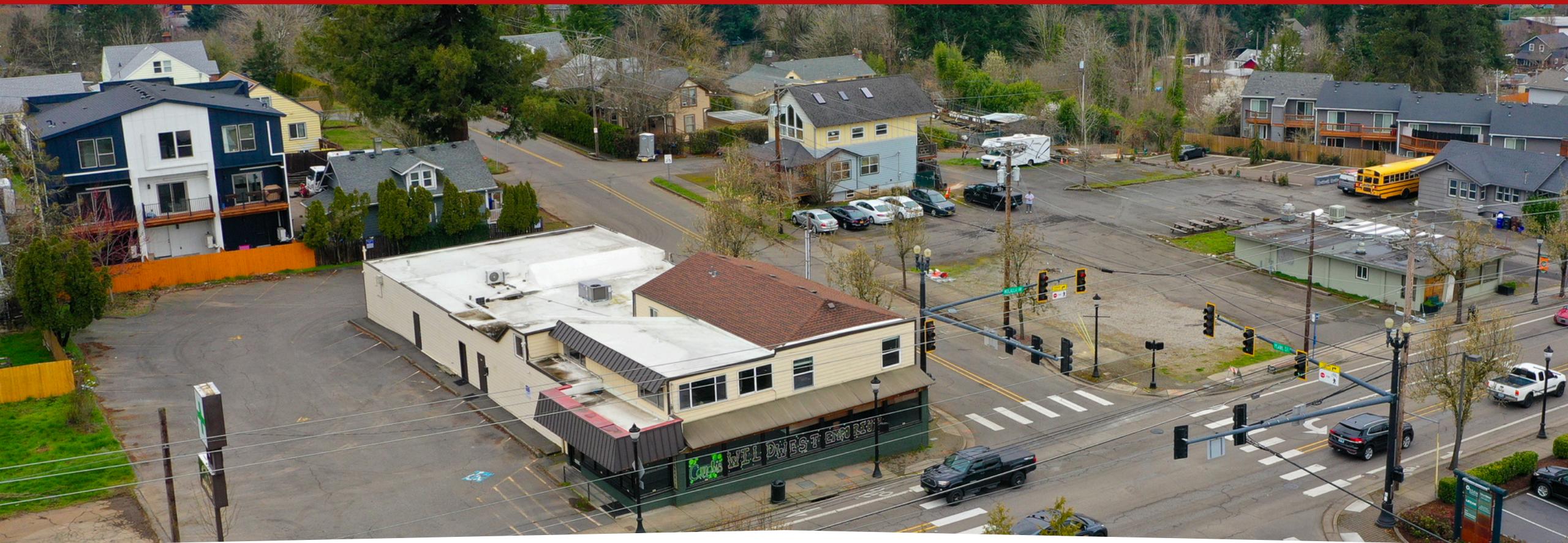
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FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



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Discover the potential of 222 Molalla Ave, a versatile 7,800 SF retail building offering prime visibility and flexibility for investors and owner-users alike. This property features a ground-floor retail space with excellent visibility and a versatile second floor currently used as office space but convertible into a 2-bedroom, 1-bath apartment. Ideal for investors or owner-users. The Sellers are open to short-term seller financing options, offering flexibility for qualified buyers.

# FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045

## OREGON CITY

222 Molalla Ave is located in Oregon City, OR, a historic and thriving community southeast of Portland along the Willamette River. As the county seat of Clackamas County and the first incorporated city west of the Rocky Mountains, Oregon City is rich in history while offering modern conveniences.

The area surrounding 222 Molalla Ave is well-positioned for businesses, with a variety of nearby retail shops, restaurants, and service providers that create a dynamic commercial environment. Employees and customers alike will benefit from the convenient access to dining and shopping options, as well as nearby parks and recreational areas that enhance the quality of life.

The location is also close to Clackamas Community College, a hub for education and community events, which brings consistent foot traffic and engagement to the area. Oregon City offers strong transportation connectivity, with access to major roadways, including Oregon Routes 211 and 213, ensuring easy commutes for employees and customers.

The combination of historic charm, modern amenities, and business-friendly infrastructure makes 222 Molalla Ave a prime location for retail and mixed-use investment.



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# FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045

## Key Features

**Seller Financing:** Sellers are open to short-term seller financing options, offering flexibility for qualified buyers.

**Strong Retail & Business Presence:** Surrounded by local shops, restaurants, and service providers, attracting foot traffic.

**Dining & Shopping:** Nearby cafes, restaurants, and retail stores offer convenient options for employees and customers.

**Parks & Recreation:** Access to green spaces and recreational areas enhance the work-life balance for employees.

**Parking:** 29 off-street parking spaces

**Signage:** Monument



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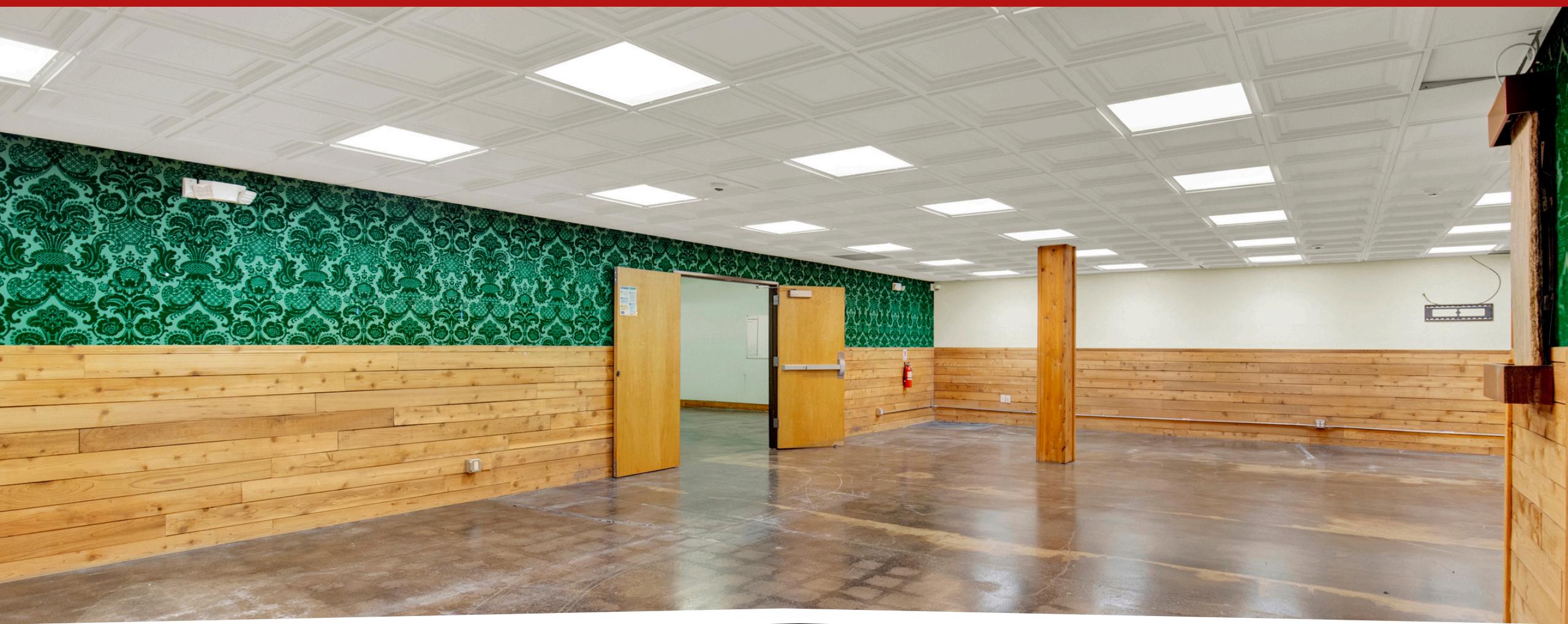
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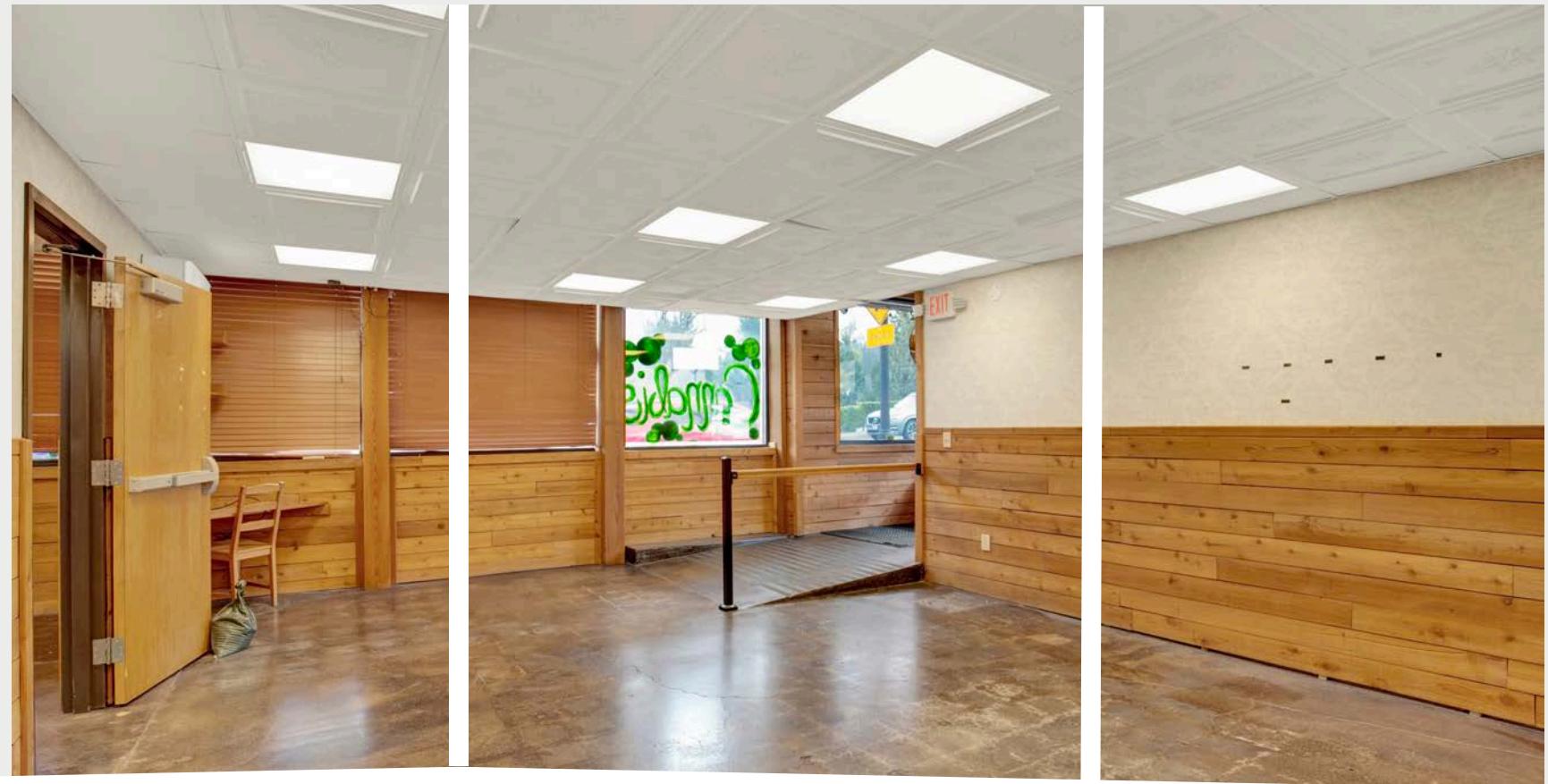
TRANSIT



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## LOCATION HIGHLIGHTS

- Historic Oregon City Location:** Rich in history as the first incorporated city west of the Rocky Mountains.
- Excellent Transportation Access:** Located near Oregon Routes 211 and 213, making commuting easy.
- Growing Economy & Community:** A mix of established businesses and new developments contributing to local economic growth.
- Mixed-Use Opportunities:** retail on the ground floor measuring approximately 6K sq.ft. and above office space/apartment measuring approximately 1,800 sq.ft.



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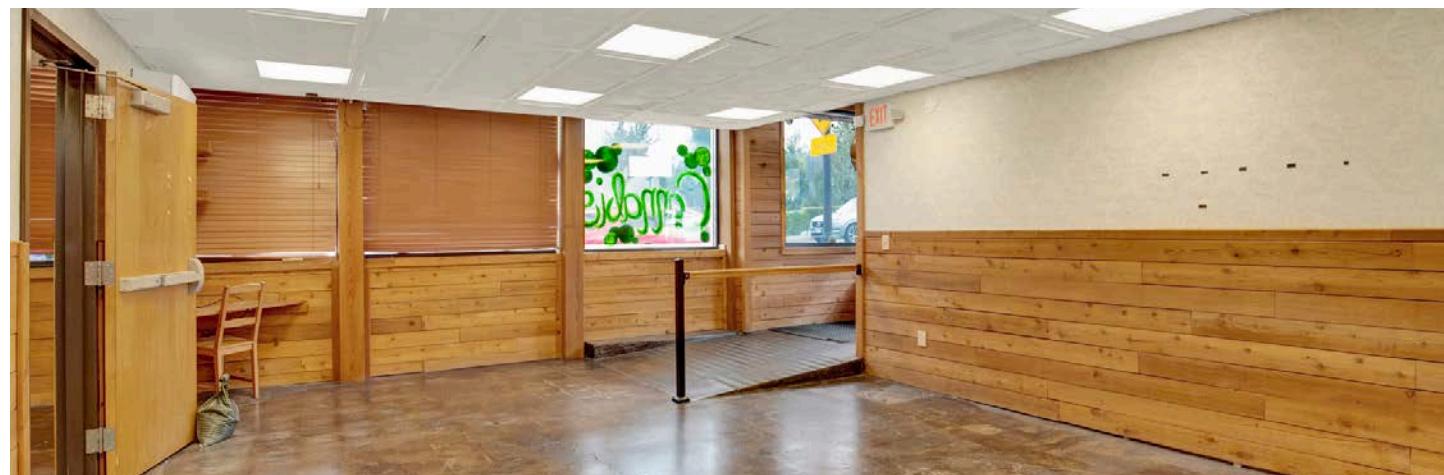
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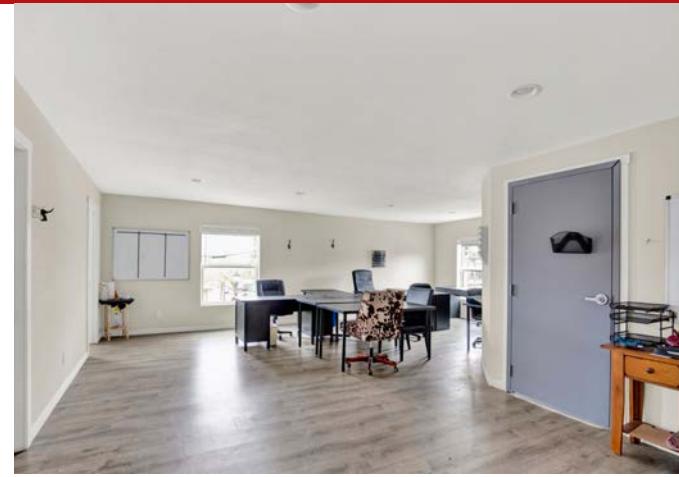
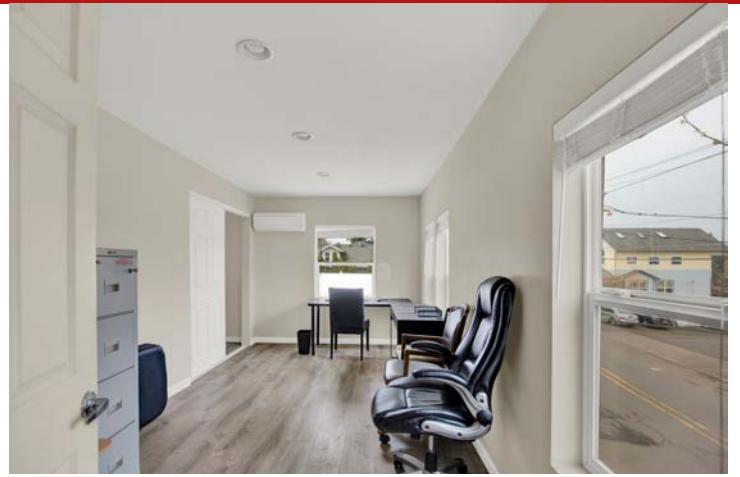
## SPACE HIGHLIGHTS

- **PRICE:** \$1,550,000
- **7,800 SF Retail & Mixed:** Use Building - Spacious property with versatile potential.
- **Prime Ground-Floor Retail Space:** High visibility and easy customer access.



## SPACE HIGHLIGHTS

- **Flexible Second Floor:** Currently used as office space but convertible into a 2-bedroom, 1-bath apartment.
- **Great Investment Opportunity:** Ideal for owner-users or investors seeking mixed-use income potential.
- **High-Traffic Location:** An average daily traffic volume of 19,000 vehicles, ensuring high visibility and steady foot traffic potential.

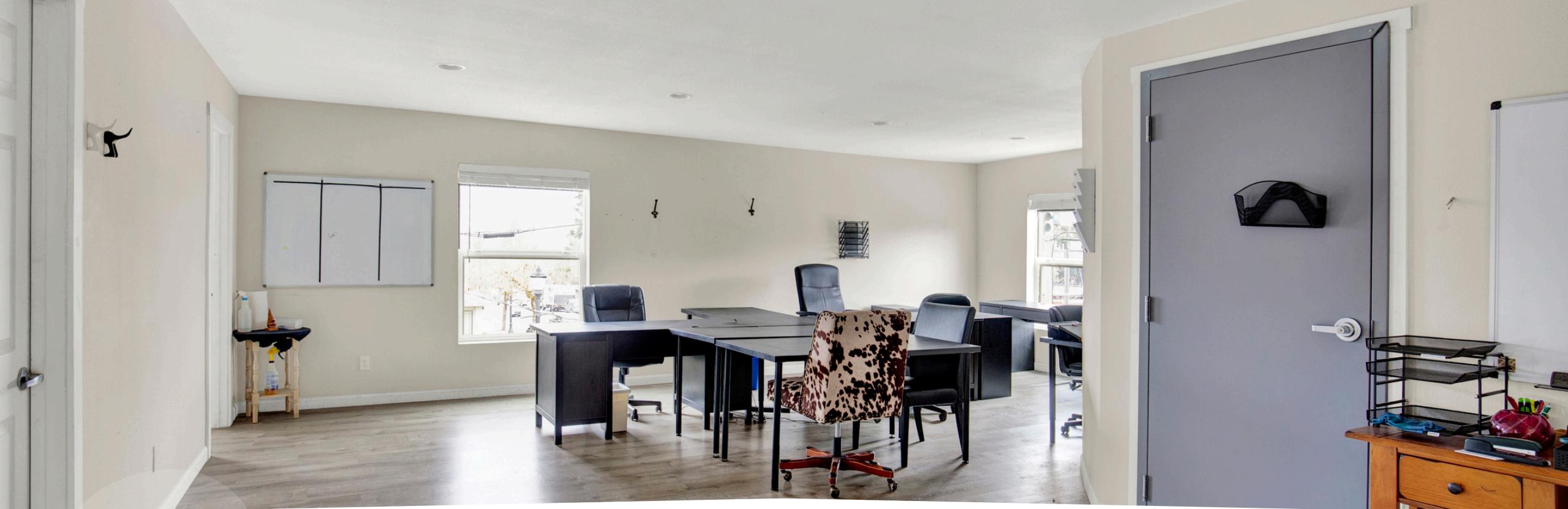


# SPACE HIGHLIGHTS

- **Excellent Accessibility:** Located near major roadways, including Oregon Routes 211 and 213.
- **Surrounded by Amenities:** Close to retail, dining, parks, and Clackamas Community College.
- **Strong Business Environment:** Thriving area with established and growing businesses.
- **Signalized intersection**



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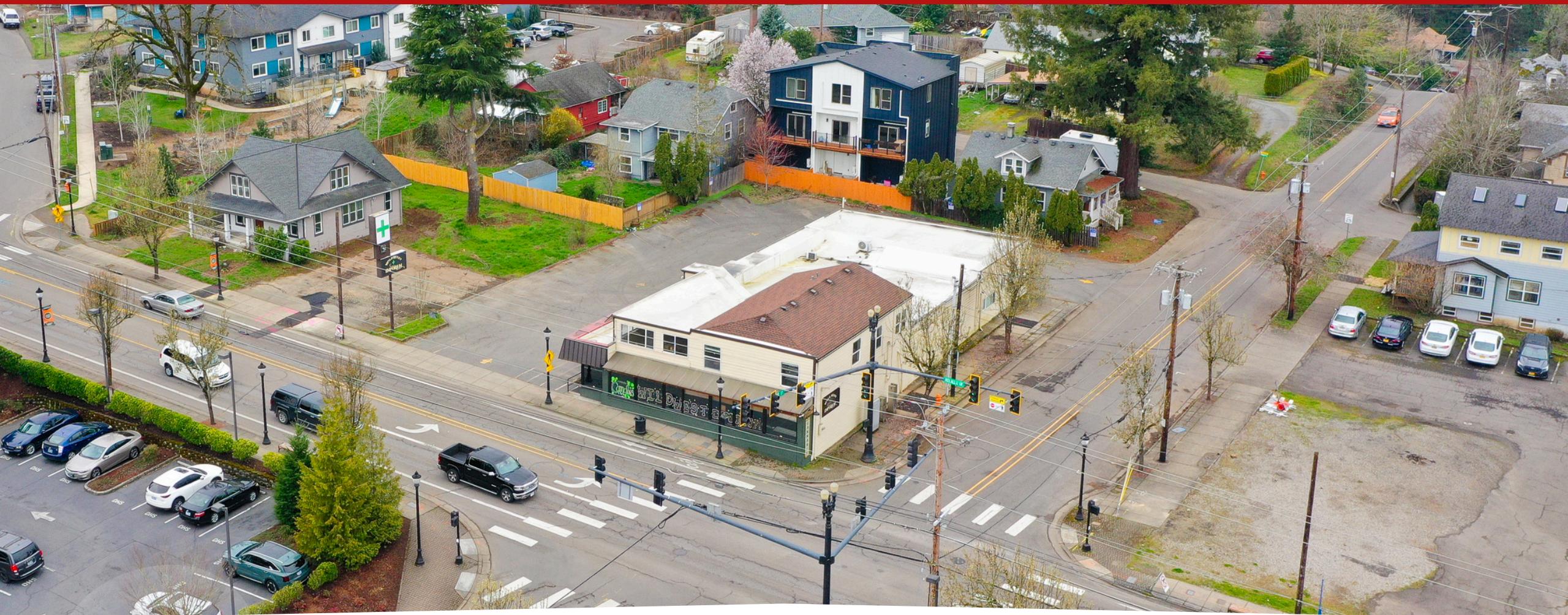
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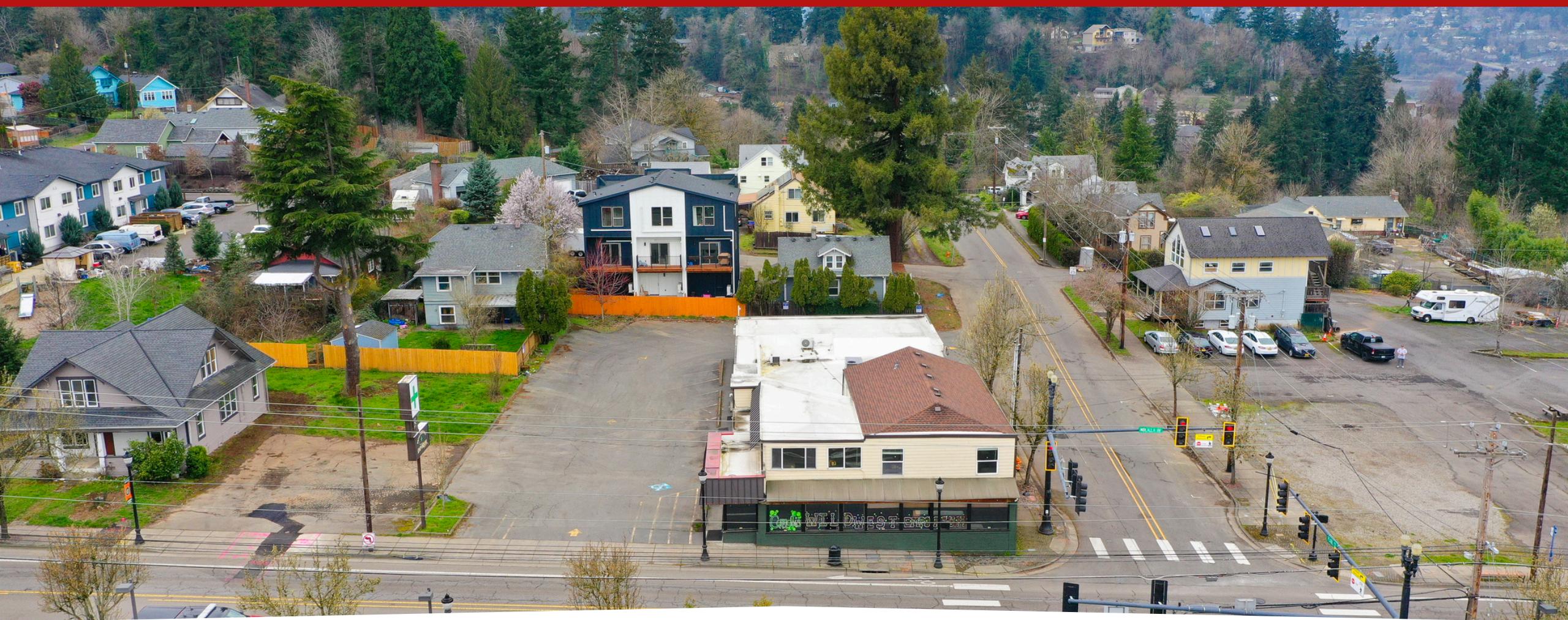
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## PROPERTY INFORMATION

**Address** 222 Molalla Ave.

**Total Square Footage:** 7,800 SQFT (To be independently verified)

**Number of Floors:** 2

**Type:** Retail

**Site Area:** 0.38 acres (16,362 sq ft)

**Parcel Number:** C149235

**District:** Oregon City

**Zoning:** MUC1

**Parking:** On-Site

**Tenancy:** Multiple



# FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



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