

FOR SALE

301 & 305 W Main St, Molalla, OR 97038



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COMMERCIALSM



PROPERTY OVERVIEW

301 & 305 W Main St, Molalla, OR 97038

Parcel: 0190410 & 010903

\$249,000

C-1 | Central Commercial District

Two paved lots, 0.63-acre commercial property in downtown Molalla with street frontage on W Main St. Currently occupied by an automotive shop tenant, offering in-place income or an owner-user transition.

Zoning	C-1
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Bldg Size	~1,800
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Lot(s) Size	0.63 Acres
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Year Built	1966
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County	Clackamas
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ZONING OVERVIEW

ZONING OVERVIEW

C-1 — Central Commercial District

City of Molalla, OR • Development Code Title 17 • Downtown / Main-Street Commercial

What it is. C-1 is Molalla's downtown commercial core — the pedestrian-oriented, main-street district. Of the city's commercial zones it is the most walkable and the most form-driven: buildings are pulled up to the street with active storefront frontage, rather than the setback-and-parking-lot pattern of highway or general commercial zones.

Purpose. To concentrate retail, service, office, and mixed-use activity in a compact, connected downtown that implements the Molalla Comprehensive Plan — prioritizing street life, continuous storefronts, and civic space over auto-oriented development.

PERMITTED USES (REPRESENTATIVE)

CATEGORY	USES
Commercial (outright)	Retail shops, office space, restaurants, and personal services
Civic / institutional	Civic and public institutions
Residential integration	Dwellings above commercial space, or ground-floor housing (subject to development-placement standards) — mixed-use is explicitly encouraged
Manufactured homes	Permitted within C-1

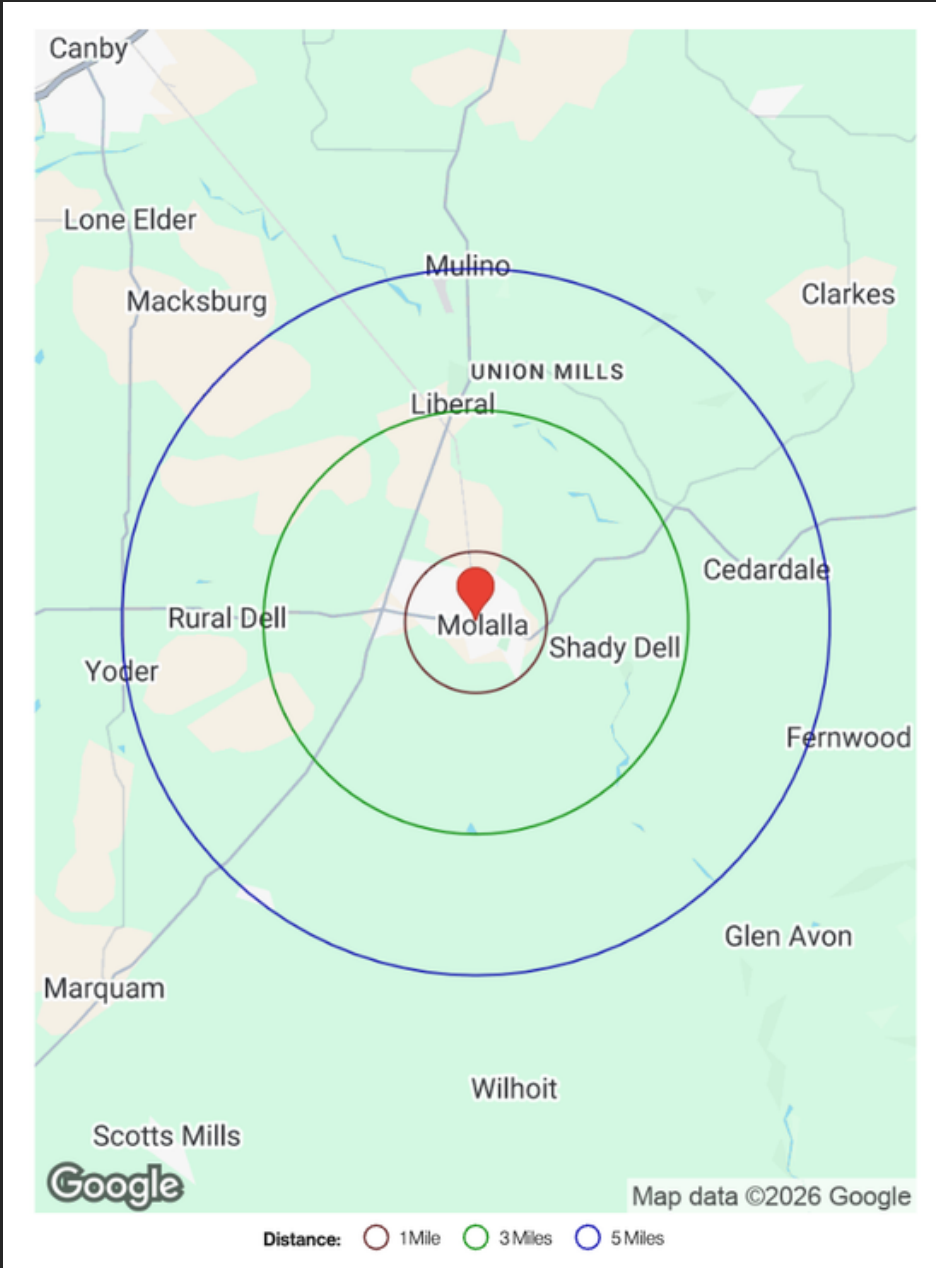
Representative of uses permitted by right; the full use list and any Special-Use (S) or Conditional (C) codes are set in Table 17-2.2.030.

FORM & DIMENSIONAL STANDARDS

The signature C-1 rule is the **build-to line** — new buildings must sit at the street, creating a continuous storefront wall. Lot and bulk standards are set in Table 17-2.2.040.E.

STANDARD	C-1
Minimum lot size	None required
Minimum lot width	None required
Front setback	0 ft
Side setback	0 ft
Rear setback	0 ft
Build-to line (frontage)	80% of frontage ✓
Maximum building height	45 ft
Maximum lot coverage	Up to 100%*
Landscaping	Required*

DEMOGRAPHICS



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	4,525	6,332	8,736
	Female	4,521	6,314	8,591
	Total Population	9,046	12,646	17,327
Housing	Total Units	3,483	4,894	6,726
	Occupied	3,284	4,627	6,357
	Owner Occupied	2,198	3,138	4,614
	Renter Occupied	1,086	1,489	1,743
	Vacant	199	268	370
Age	Ages 0 - 14	1,707	2,324	3,006
	Ages 15 - 24	1,046	1,458	1,921
	Ages 25 - 54	3,935	5,456	7,069
	Ages 55 - 64	962	1,371	2,129
	Ages 65+	1,398	2,037	3,203
Income	Median	\$93,676	\$95,524	\$97,819
	Under \$15k	125	186	254
	\$15k - \$25k	212	277	401
	\$25k - \$35k	65	90	178
	\$35k - \$50k	212	338	487
	\$50k - \$75k	542	670	869



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CONFIDENTIALITY & DISCLAIMER

301 & 305 W Main St, Molalla, OR 97038 | Please read carefully

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