

FOR SALE

# OSWEGO LANDING

*Extremely rare opportunity to own one of the most coveted properties on Oswego Lake.*

696 MCVEY AVE, LAKE OSWEGO, OR 97034

 Kidder  
Mathews

# OSWEGO LANDING

*It's the only private marina on the lake, with 29 boat slips and a waitlist that's 220 people deep.*



**UNOBSTRUCTED, FULL-LENGTH LAKE VIEWS FROM SELECT OFFICES**



**PDK AUTOMATED ACCESS, BUILDING IS FULLY MODERNIZED**



**COVERED PARKING, WHICH IS A RARITY IN THIS MARKET**



**NEW ROOF, SIDING, PAINT AND MOSTLY NEW HVAC SYSTEMS**



**SIGNIFICANT UPSIDE FROM BELOW-MARKET RENTS**

*Premier Class A offering with the only private marina on Lake Oswego.*



**PROPERTY OVERVIEW**

DESCRIPTION	Private marina with 29 boat slips and 220 person waitlist
BUILDING SIZE	7,074 SF
YEAR BUILT	1958/2005
NO. OF FLOORS	2
TYPICAL FLOOR	3,460 SF
LAND AREA	17,424 SF (0.40 AC)
PARKING	21 (3.03/1,000 SF)
ZONING	NC
OCCUPANCY	100%
PROPERTY TYPE	Class A Office
COUNTY	Clackamas
SUBMARKET	Lake Oswego/West Linn
PURCHASE PRICE	\$8,895,000

**\$8.895M**

SALE PRICE

**2005**

YEAR RENOVATED

**7,074 SF**

AVAILABLE

**29**

BOAT SLIPS

*Lakefront Ownership in the Most Coveted Location*

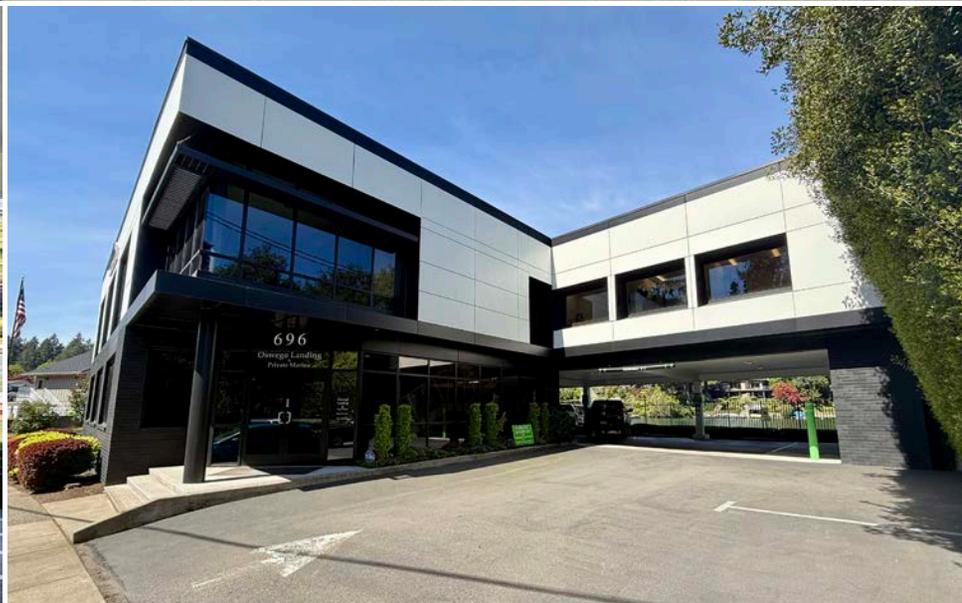
Oswego Landing is the kind of property that doesn't just sit in a portfolio—it makes a statement. It's the only private marina on the lake, with 29 boat slips and a waitlist that's 220 people deep. The office building is 100% leased, with another five tenants lined up should space ever become available. And unlike any other property on the lake, this one includes ownership of approximately 40 feet into the lakebed, giving you a level of control and prestige no one else can match.

SUBJECT  
PROPERTY

PERMITTED

MCVEY AVE

OSWEGO LANDING



OSWEGO LANDING



OSWEGO LANDING



PERMITTED

MCVEY AVE

AVAILABLE FOR SALE

KIDDER MATHEWS

# OSWEGO LANDING

OSWEGO LAKE COUNTRY CLUB

LAKE OSWEGO



LAKE VIEW VILLAGE



**SUBJECT PROPERTY**

GEORGE ROGERS PARK ATHLETIC FIELDS

Oswego Lake

Lakewood Bay

River Forest Lake

Willamette River

N STATE ST



# OSWEGO LANDING

*Exclusively listed by*

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 **Kidder  
Mathews**