

Owner-User Opportunity

29781 TOWN CENTER LOOP, WILSONVILLE, OR 97070

PRICE REDUCTION!

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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

29781 Town Center Loop, Wilsonville, OR 97070

PROPERTY DESCRIPTION

Discover a prime opportunity to own this 7,900 SF office building at 29781 Town Center Loop West, Wilsonville, OR, 97070. Built in 1982 and renovated in 2016, this property offers modern amenities including an elevator and a versatile layout to suit varying space needs. With the lower level fully leased, the in-place income offsets ownership expense with substantial potential for increased leasing income. Its strategic location just off I-5 offers ease of accessibility with numerous amenities nearby. The building's well-maintained exterior and interior and ample parking make it an attractive prospect for professional service or medical building users seeking a property with strong rental upside and growth potential.

PROPERTY HIGHLIGHTS

- 7,900 SF office building
- Built in 1982, renovated in 2016
- Modern amenities
- Elevator served
- Versatile layout
- 50% occupancy
- 3,950 SF available for owner-occupant on 2nd floor
- Strong rental upside
- Growth potential
- Strategic I-5 corridor location
- High visibility
- Ample parking

OFFERING SUMMARY

Sale Price:	\$2,650,000
Lot Size:	0.56 Acres
Building Size:	7,900 SF
Off-Street Parking:	23 spaces



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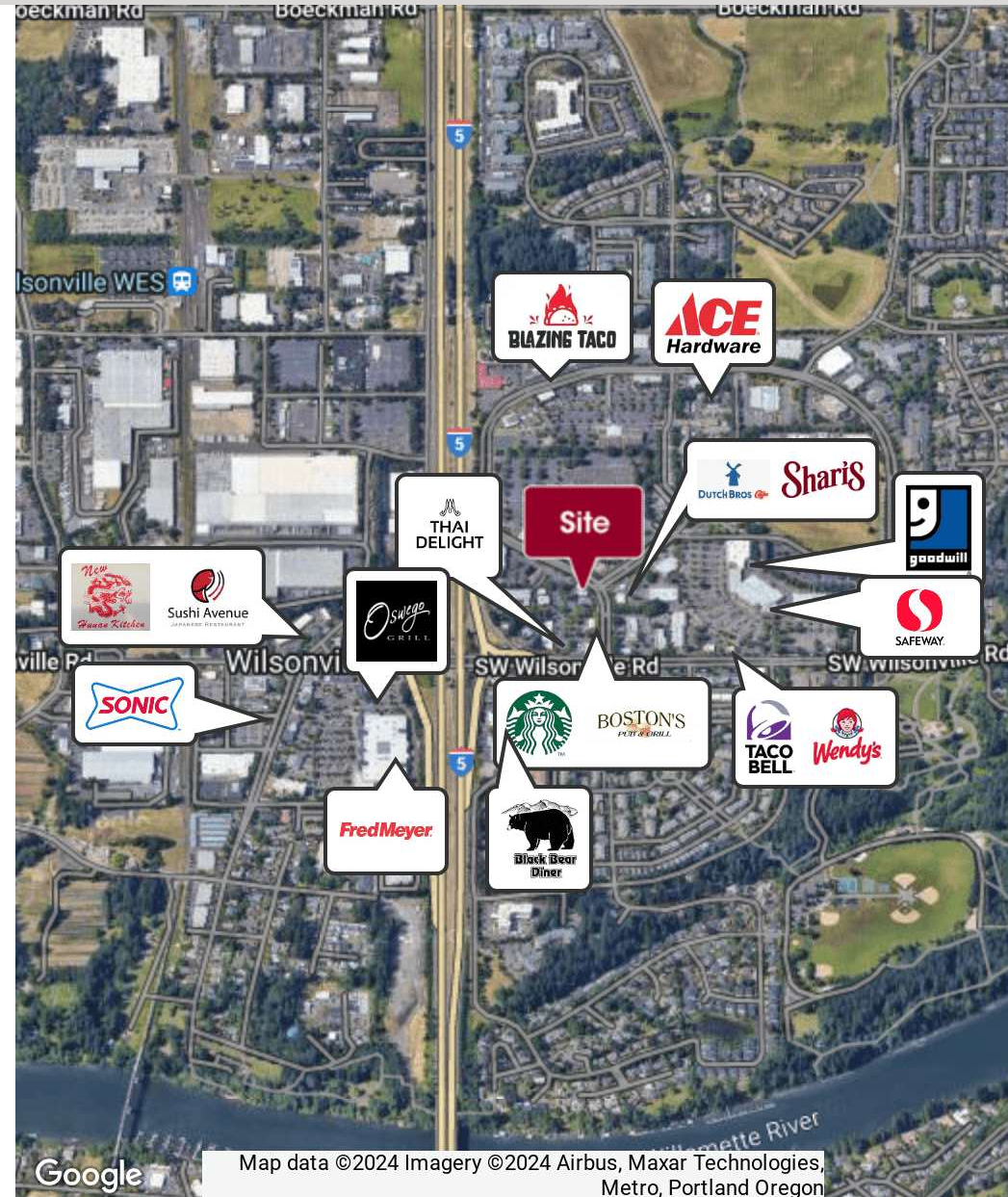
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DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total population	901	3,018	11,757
Median age	39	40	40
Median age (Male)	38	38	38
Median age (Female)	39	41	41
Total households	375	1,257	4,790
Total persons per HH	2.4	2.4	2.5
Average HH income	\$96,085	\$99,223	\$111,145
Average house value	\$701,930	\$713,073	\$725,446

LOCATION OVERVIEW

Nestled in Wilsonville, OR, the property's surrounding area offers a prime investment opportunity for medical or professional office owner users. The property is centered between two major retail centers featuring an array of dining options, grocers and personal services making it an attractive and convenient location for future employees. Wilsonville Memorial Park is nearby, providing an inviting green space for relaxation and recreation. With convenient access to major highways and public transportation, the area's accessibility enhances its appeal to potential tenants. Wilsonville's thriving commercial landscape and community amenities make this location ideal for an owner-occupant.



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