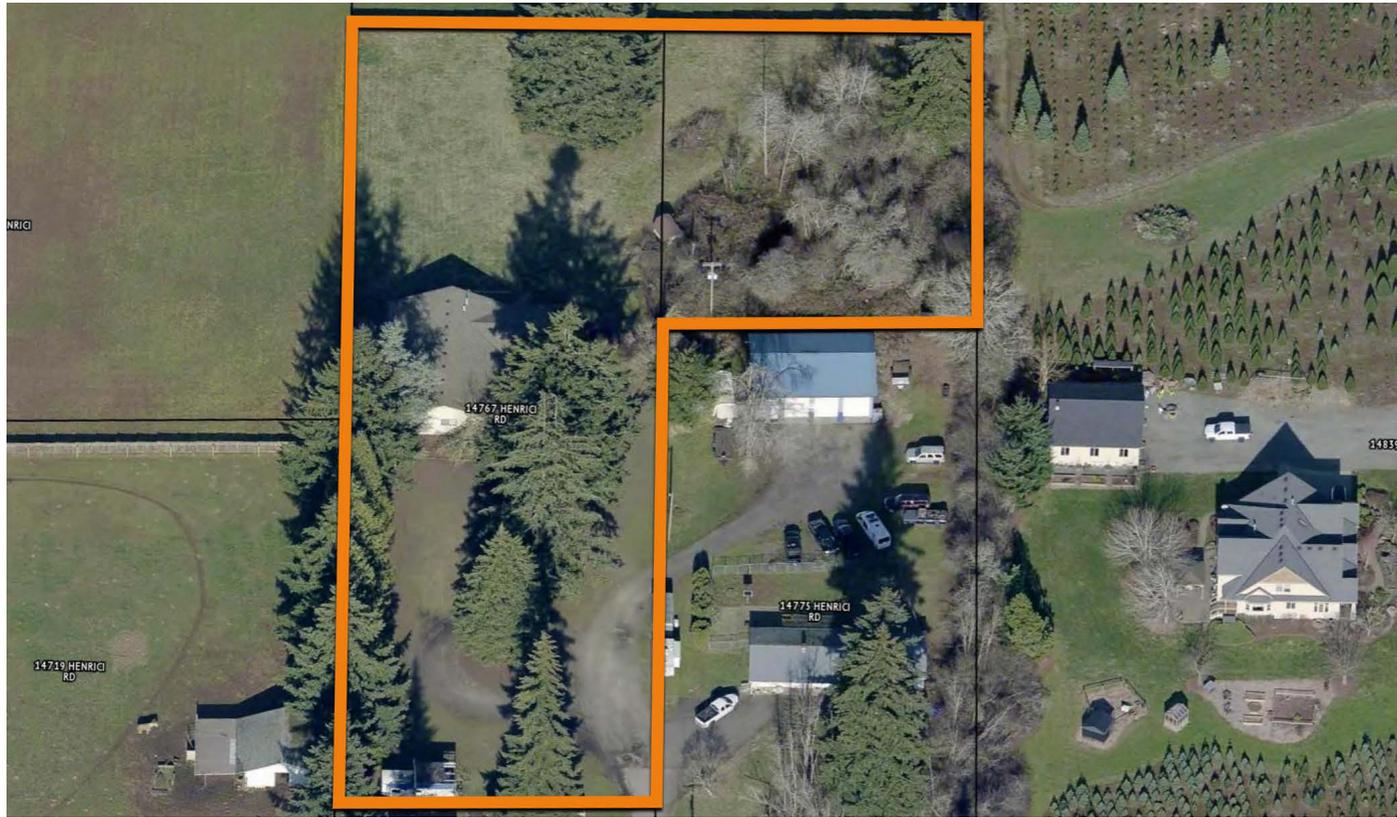




FOR SALE



# CLACKAMAS COUNTY RELIGIOUS FACILITY

## Rural Religious Facility Space

5,292 SF | \$1,090,000

14767 South Henrici Road, Oregon City, OR 97045

- 5,292 SF building
- Built in 1976
- Zoned Clackamas Co - RRRFS
- Located in the Portland area

## NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

[nick.williams@capacitycommercial.com](mailto:nick.williams@capacitycommercial.com)

## CURT ARTHUR, SIOR

Principal | Licensed in OR

503-559-7990

[curt.arthur@capacitycommercial.com](mailto:curt.arthur@capacitycommercial.com)

## TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

[toran.schmidgall@capacitycommercial.com](mailto:toran.schmidgall@capacitycommercial.com)



# PROPERTY SUMMARY



## PROPERTY DETAILS

Address	14767 South Henrici Road, Oregon City, OR 97045
Sale Price	\$1,090,000
Building Size	5,292 SF
Lot Size	1.95 AC
Year Built	1976
Zoning	Clackamas Co - RRRFS
Market	Portland
Submarket	Oregon City
APN	32E16A 01900

### Property Description

Discover a rare opportunity to acquire a peaceful, rural religious facility in the heart of Clackamas County. Situated on a spacious site, this well-maintained property offers an ideal setting for continued church use, private school, retreat center, or nonprofit operation. The property features flexible assembly space, classrooms, and ample parking—all surrounded by scenic countryside just minutes from urban amenities.

### Location Overview

Situated in a picturesque rural setting, 14767 S Henrici Rd offers a unique opportunity for buyers seeking a religious or special-use facility in a tranquil environment. The property's location in unincorporated Clackamas County provides a peaceful backdrop while still offering reasonable access to surrounding population centers. The site is zoned primarily for low-density residential uses, which limits certain commercial applications but supports continued use as a church, retreat, or educational facility, subject to county approval. The expansive land area and established structure are appealing to mission-based organizations, private schools, or community groups seeking a serene, purpose-driven setting. Buyers are encouraged to evaluate the zoning in detail and explore the potential for adaptive reuse.

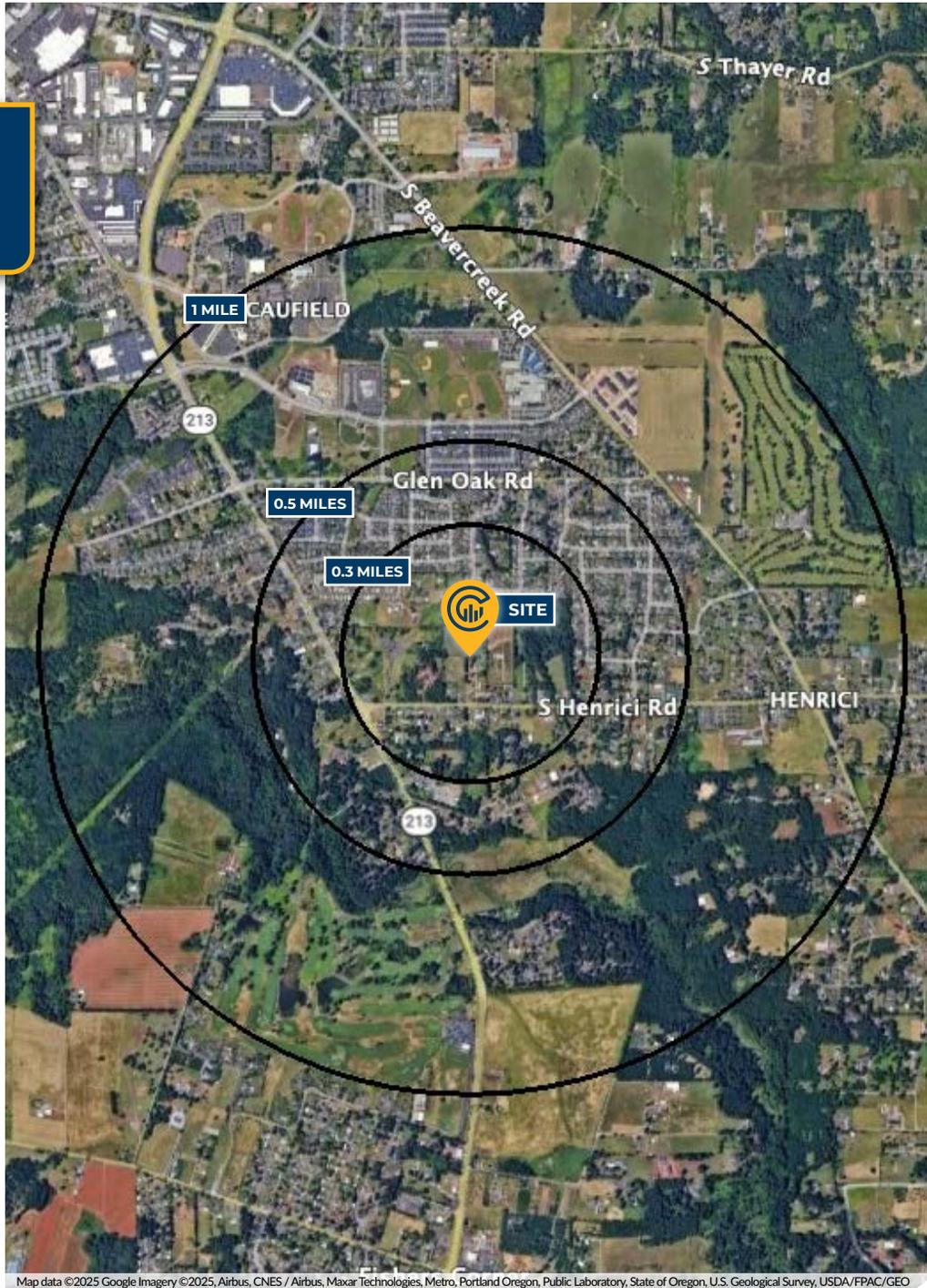


INTERIOR PHOTOS





# DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/GEO

## DEMOGRAPHICS REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	301	2,387	5,037
Average Age	41	40	40
Average Age (Male)	39	38	38
Average Age (Female)	43	42	41
<b>Households &amp; Income</b>			
Total Households	104	834	1,782
# of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$125,515	\$122,853	\$127,391
Average House Value	\$631,169	\$639,703	\$664,218

Demographics data derived from AlphaMap

### NICK WILLIAMS, CCIM

Vice President | Licensed in OR

503-569-4449

nick.williams@capacitycommercial.com

### CURT ARTHUR, SIOR

Principal | Licensed in OR

503-559-7990

curt.arthur@capacitycommercial.com

### TORAN SCHMIDGALL

Associate Broker | Licensed in OR

503-932-1969

toran.schmidgall@capacitycommercial.com

**14767 SOUTH HENRICI ROAD**