

FOR SALE

421 MOLALLA AVE

OREGON CITY, OR 97045

TYLER COLLINS

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

Vacant 10,150 SF parcel located along highly visible Molalla Avenue, offering excellent exposure and development potential. Flexible zoning allows for a variety of commercial and residential uses. The site features existing curb cuts and utilities on-site, making it well-positioned for immediate development.

PROPERTY HIGHLIGHTS

- MUC1 Zoning
- Curb Cut off Molalla Ave

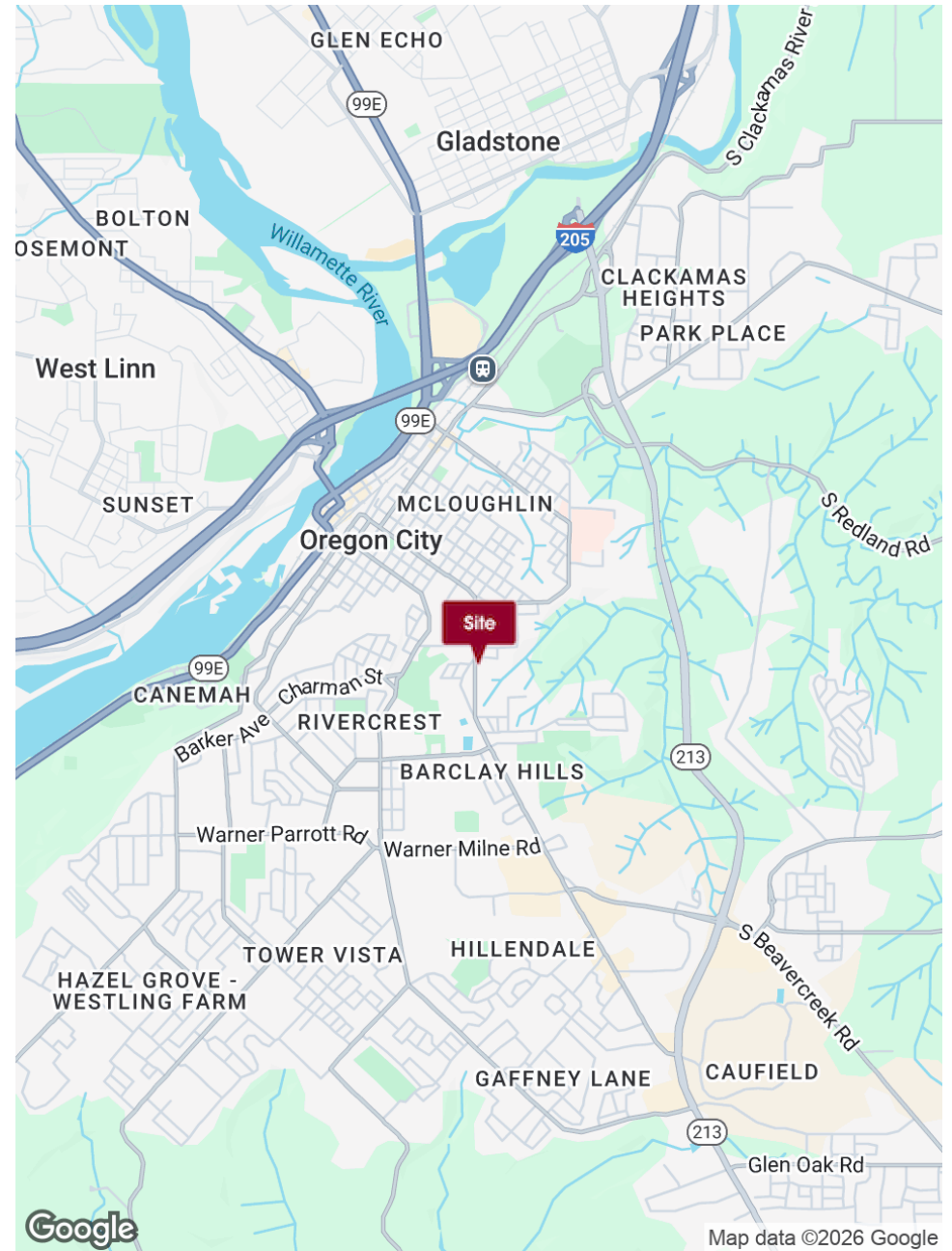
OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	10,150 SF



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