



FOR SALE

421 MOLALLA AVE

OREGON CITY, OR 97045

TYLER COLLINS

503.416.0088

tcollins@macadamforbes.com

 **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

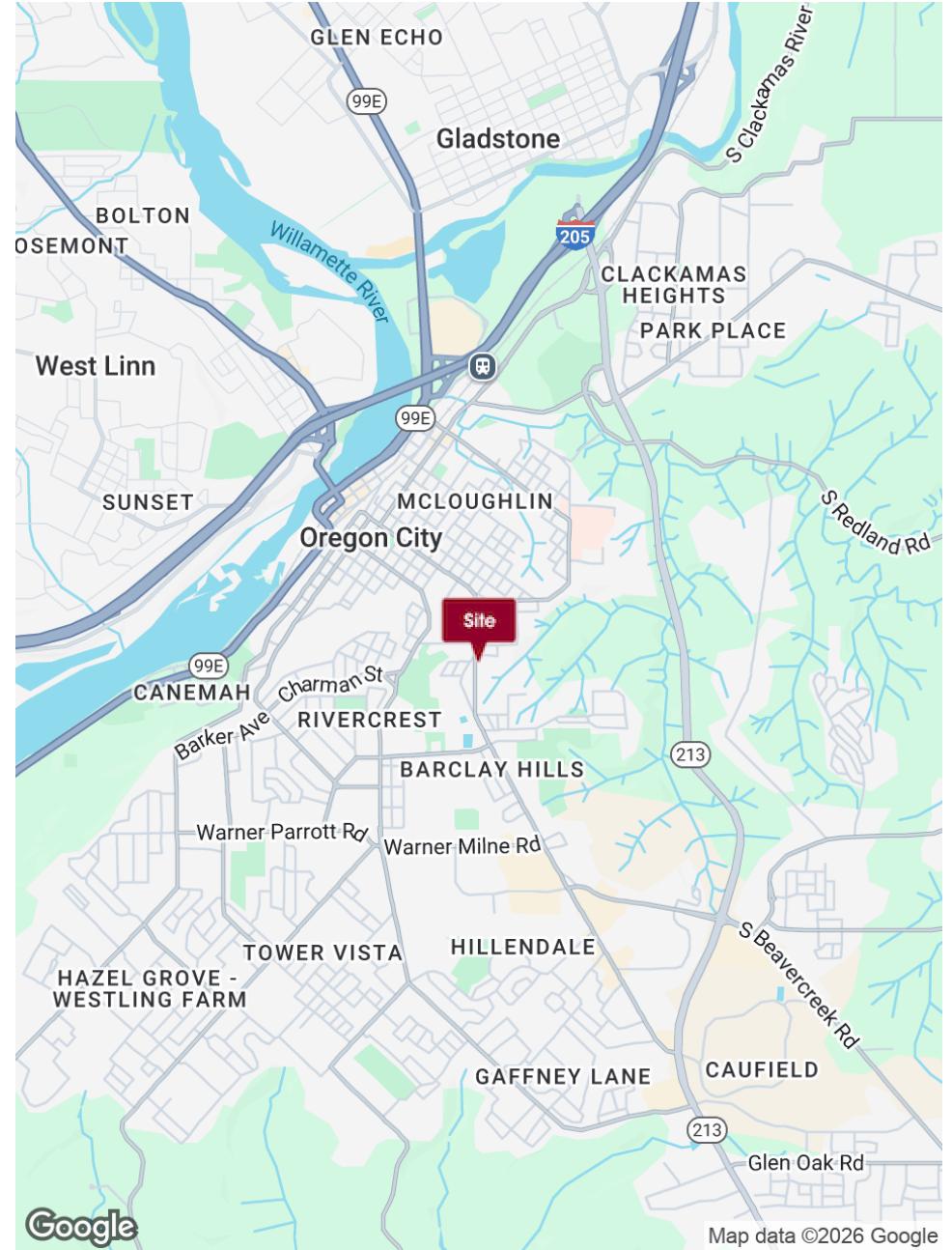


TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com

FOR SALE | 421 MOLALLA AVE, OREGON CITY, OR 97045

MACADAM
FORBES
COMMERCIAL REAL ESTATE SERVICES



TYLER COLLINS

503.416.0088 | tcollins@macadamforbes.com