

# Washington Street Redevelopment Site

1729, 1743, 1715 WASHINGTON STREET | OREGON CITY, OR 97045



FOR SALE



Skip Rottice, CCIM  
503.972.7284  
skip@macadamforbes.com  
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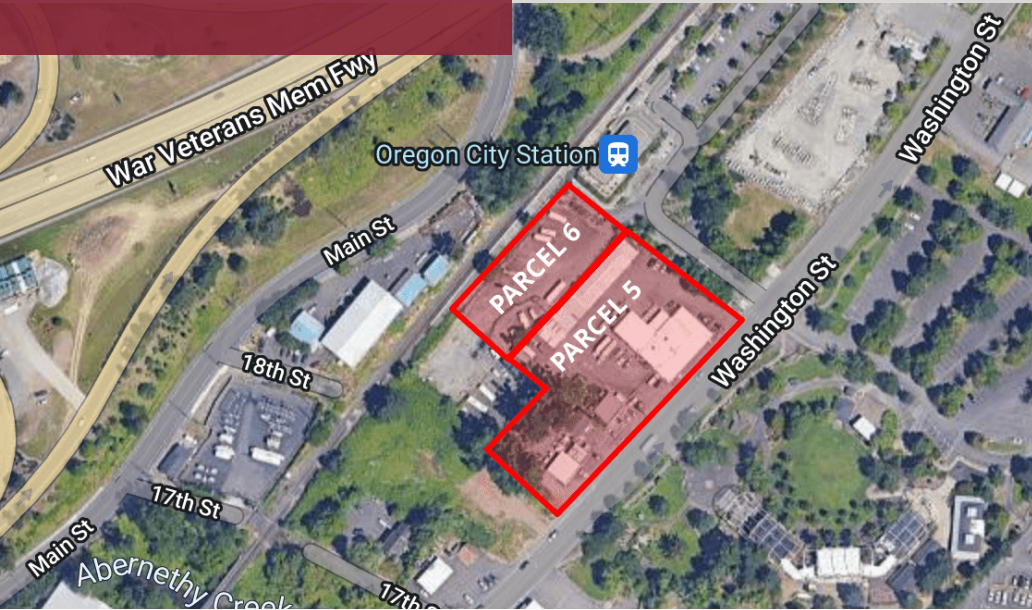
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# FOR SALE

1715, 1729, 1743 Washington Street, Oregon City, OR 97045



## PROPERTY DESCRIPTION

Covered land redevelopment with approximately \$19,000 in current monthly revenue.

2.14 acres zoned Mixed Use Downtown (MUD). Seller has land use approvals for 131 units of multifamily and ground floor commercial space. Property qualifies for Vertical Housing Tax Credits with up to 80% property tax exemptions for 10 years.

## LOCATION DESCRIPTION

The Washington Street Redevelopment Site in Oregon City is situated within walking distance of the historic downtown area, which offers numerous quaint shops, restaurants, and galleries. The property is adjacent to the Oregon City Amtrak Station and Coasters Restaurant providing a peaceful and tranquil setting. It is surrounded by beautiful rolling hills and is close to an array of outdoor activities.

## PROPERTY HIGHLIGHTS

- Fast-growing South Metro suburb
- \$19,000 a month in-place income
- Mixed Use Downtown zoning
- Land use approvals in place for 131-unit multifamily building
- Site qualifies for Vertical Housing Tax Credits
- Immediate access to Highway 99E and Interstate 205

## OFFERING SUMMARY

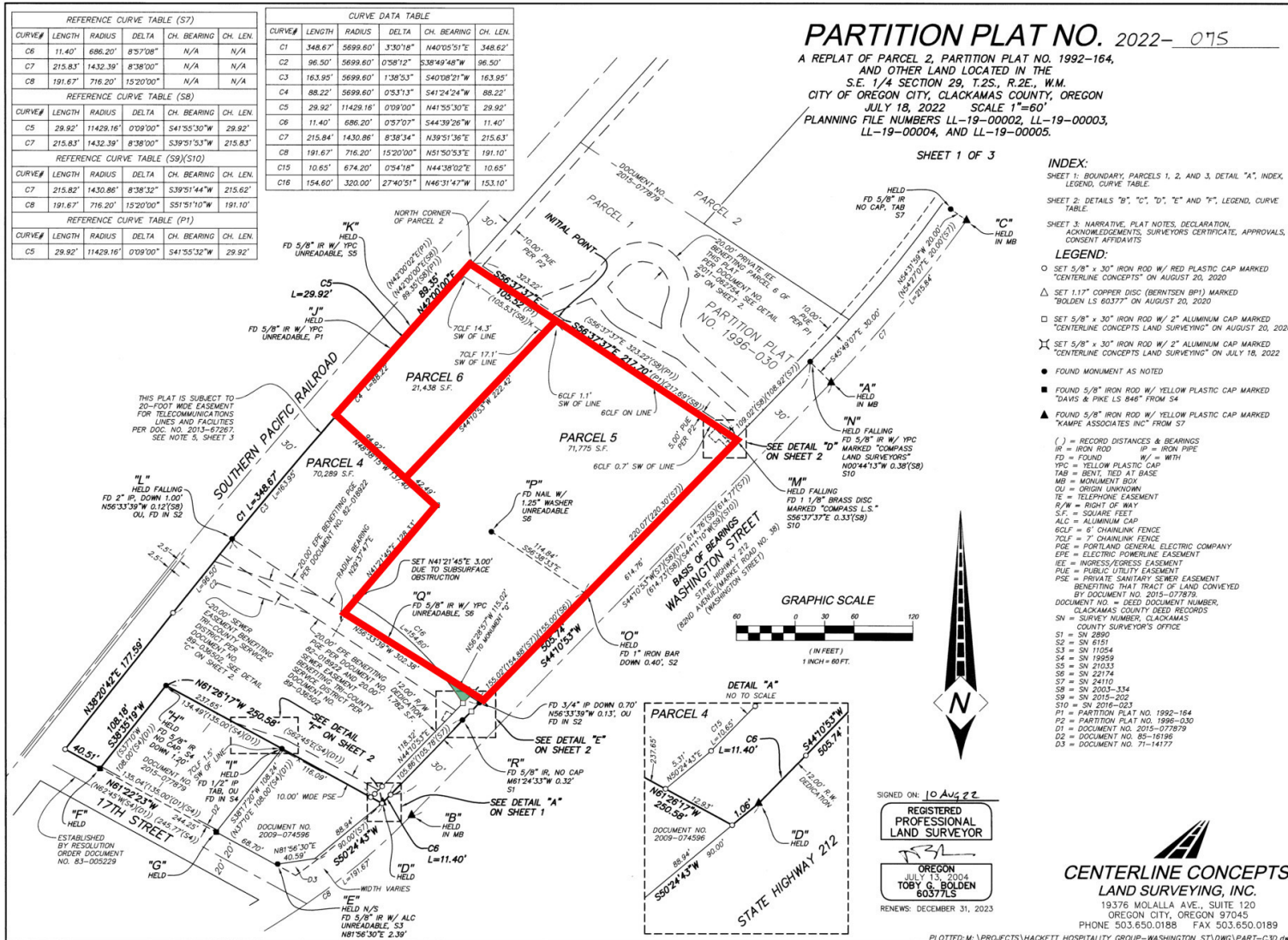
Sale Price:	\$3,500,000
Lot Size:	2.14 Acres
NOI:	\$199,242.29
Cap Rate:	5.69%



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