

FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com

**kw** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



Discover the potential of 222 Molalla Ave, a versatile 7,800 SF retail building offering prime visibility and flexibility for investors and owner-users alike. This property features a ground-floor retail space with excellent visibility and a versatile second floor currently used as office space but convertible into a 2-bedroom, 1-bath apartment. Ideal for investors or owner-users, this property offers an average daily traffic volume of 19,000 vehicles!



## OREGON CITY

222 Molalla Ave is located in Oregon City, OR, a historic and thriving community southeast of Portland along the Willamette River. As the county seat of Clackamas County and the first incorporated city west of the Rocky Mountains, Oregon City is rich in history while offering modern conveniences.

The area surrounding 222 Molalla Ave is well-positioned for businesses, with a variety of nearby retail shops, restaurants, and service providers that create a dynamic commercial environment. Employees and customers alike will benefit from the convenient access to dining and shopping options, as well as nearby parks and recreational areas that enhance the quality of life.

The location is also close to Clackamas Community College, a hub for education and community events, which brings consistent foot traffic and engagement to the area. Oregon City offers strong transportation connectivity, with access to major roadways, including Oregon Routes 211 and 213, ensuring easy commutes for employees and customers.

The combination of historic charm, modern amenities, and business-friendly infrastructure makes 222 Molalla Ave a prime location for retail and mixed-use investment.



## Key Features

**Strong Retail & Business Presence:** Surrounded by local shops, restaurants, and service providers, attracting foot traffic.

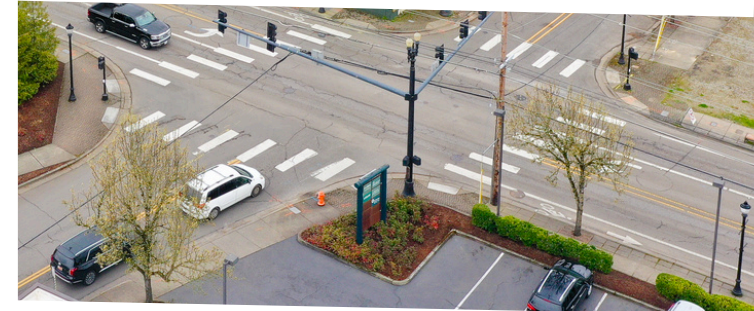
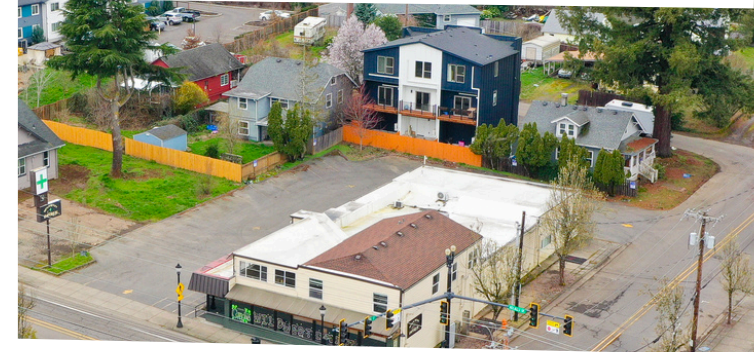
**Dining & Shopping:** Nearby cafes, restaurants, and retail stores offer convenient options for employees and customers.

**Parks & Recreation:** Access to green spaces and recreational areas enhance the work-life balance for employees.

**Clackamas Community College:** Brings a steady flow of students and visitors, boosting local business activity.

**Parking:** 29 off-street parking spaces

**Signage:** Monument



FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com



## BIKE



50

## WALK



70

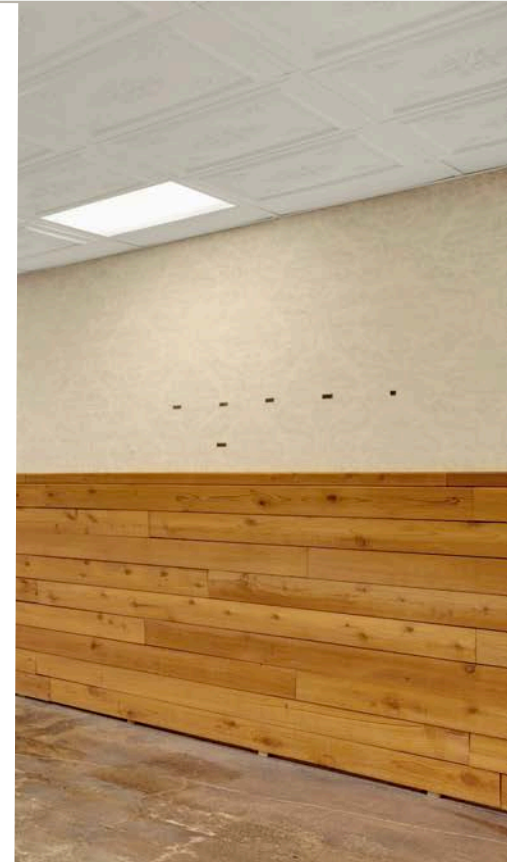
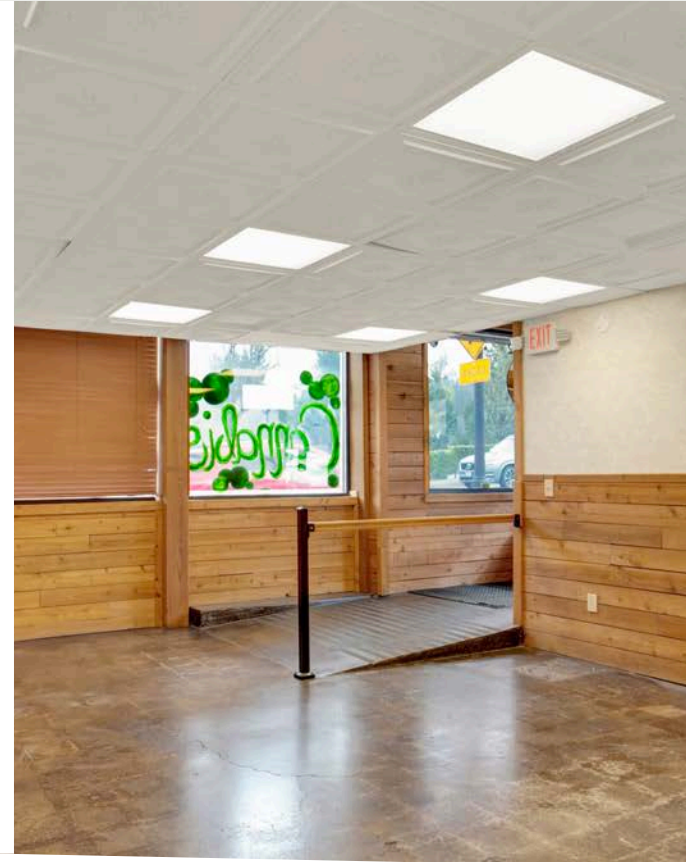
## TRANSIT



39

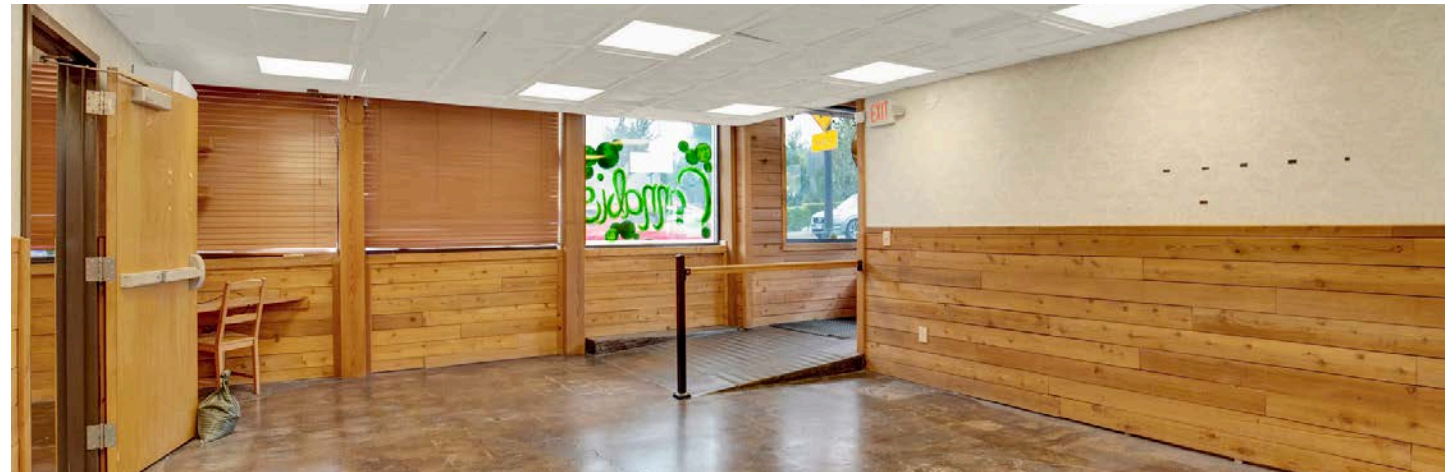
## LOCATION HIGHLIGHTS

- **Historic Oregon City Location:** Rich in history as the first incorporated city west of the Rocky Mountains.
- **Excellent Transportation Access:** Located near Oregon Routes 211 and 213, making commuting easy.
- **Growing Economy & Community:** A mix of established businesses and new developments contributing to local economic growth.
- **Mixed-Use Opportunities:** retail on the ground floor measuring approximately 6K sq.ft. and above office space/apartment measuring approximately 1,800 sq.ft.



# SPACE HIGHLIGHTS

- **PRICE:** \$1,995,000
- **7,800 SF Retail & Mixed:** Use Building – Spacious property with versatile potential.
- **Prime Ground-Floor Retail Space:** High visibility and easy customer access.



# SPACE HIGHLIGHTS

- **Flexible Second Floor:** Currently used as office space but convertible into a 2-bedroom, 1-bath apartment.
- **Great Investment Opportunity:** Ideal for owner-users or investors seeking mixed-use income potential.
- **High-Traffic Location:** An average daily traffic volume of 19,000 vehicles, ensuring high visibility and steady foot traffic potential.





# SPACE HIGHLIGHTS

- **Excellent Accessibility:** Located near major roadways, including Oregon Routes 211 and 213.
- **Surrounded by Amenities:** Close to retail, dining, parks, and Clackamas Community College.
- **Strong Business Environment:** Thriving area with established and growing businesses.
- **Signalized intersection**



FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com

**kw** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

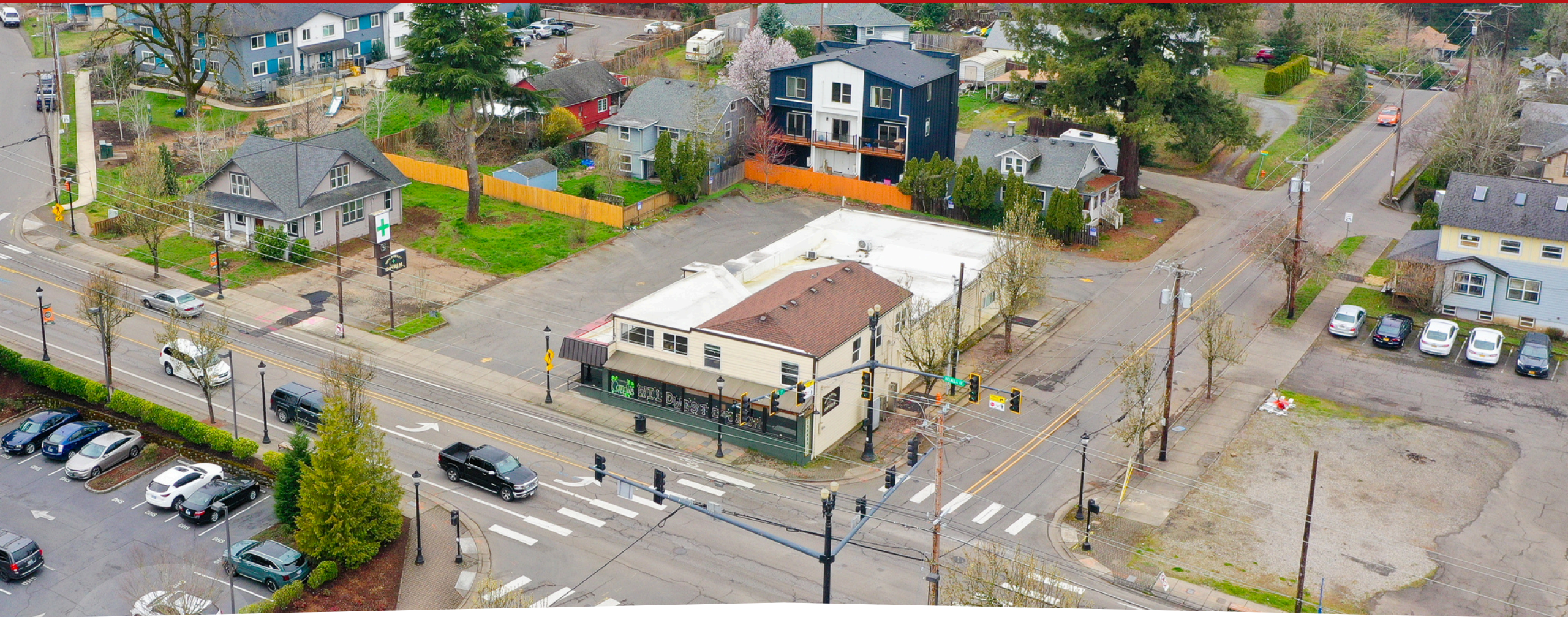
FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com



FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com

**kW** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com

**kw** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



## PROPERTY INFORMATION

**Address** 222 Molalla Ave.

**Total Square Footage:** 7,800 SQFT (To be independently verified)

**Number of Floors:** 2

**Type:** Retail

**Site Area:** 0.38 acres (16,362 sq ft)

**Parcel Number:** C149235

**District:** Oregon City

**Zoning:** MUC1

**Parking:** On-Site

**Tenancy:** Mutiple



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com

**kw** PORTLAND  
CENTRAL  
KELLERWILLIAMS. REALTY

# FOR SALE : 222 MOLALLA AVE., OREGON CITY, OR 97045



## **DISCLAIMER:**

All materials and information provided by Keller Williams Realty-Portland Central, including its directors, officers, agents, advisors, affiliates, and any third-party sources, are offered without representation or warranty regarding their accuracy, completeness, veracity, condition of the property, compliance with governmental requirements, suitability, developability, or financial performance, whether current or projected. Keller Williams Realty-Portland Central and its representatives expressly disclaim any liability for inaccuracies or omissions in the information provided. All parties are solely responsible for conducting their own due diligence, investigations, and evaluations to assess the property and its suitability for their intended use. Keller Williams Realty-Portland Central does not undertake investigations, verifications, or due diligence unless explicitly agreed upon in writing. Each party must independently investigate and verify all information, including but not limited to:

Financial performance data, including applicable documents, reports, and assumptions, with the assistance of qualified financial advisors. Market conditions, vacancy factors, and limitations that may affect rental income or financial modeling. Legal matters, with the guidance of an attorney. Tax implications, with advice from a certified public accountant or tax attorney. Property conditions and compliance with governmental regulations, with assistance from engineers, architects, contractors, and other consultants. Title issues, with consultation from a title officer or attorney. Keller Williams Realty-Portland Central makes no warranties or representations regarding the accuracy, relevance, or applicability of any data or assumptions provided, including those related to financial modeling or market rents. Estimates of rents or financial projections are not guarantees and should be independently analyzed by the party. All properties and services marketed by Keller Williams Realty-Portland Central comply with applicable fair housing and equal opportunity laws.



**Lindsey Butler**  
(971) 506-4161  
lindsey@brownandcarter.com

