

2405 BASELINE STREET, CORNELIUS, OREGON 97113



This property presents an exceptional Owner-User or Investment Opportunity with prime Baseline Street frontage, offering high traffic exposure and excellent visibility. The site features paved parking with ample on-site spaces, and includes a monument sign along Baseline Street for maximum visibility. The building is currently Leased on a month-to-month basis, generating \$3,000 per month in rental income. Recent upgrades include a newer roof, fresh exterior paint, updated interior flooring, and a recently serviced HVAC system, ensuring the property is in move-in-ready condition. Zoned C-2 (Community Commercial), the property supports a wide range of potential commercial uses, making it highly adaptable for owner-occupants or investors seeking flexibility and long-term value. The landscaped frontage with trees and a grass-lined parking strip enhances the curb appeal and professional presentation of the site. Building is 832 sq ft, Lot .24 acre

OFFERED AT \$750,000.00

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