

PRICE REDUCTION!



503-673-0114

FOR SALE

RARE OWNER/USER OPPORTUNITY IN COUNTRY NEIGHBORHOOD

22525 SW STAFFORD RD, TUALATIN, OR 97062

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DESCRIPTION

Seize this rare opportunity to own a versatile commercial property with high visibility and established business infrastructure on Stafford Road in Tualatin, Oregon. Property is zoned for both commercial and residential uses. This 2,160 SF Building sits on 0.46 acres and includes ample parking, a welcoming retail space, backroom warehouse with roll-up garage door for deliveries, kitchenette, and storage. Building also features a hard wired security system, one bathroom, carport, and attached shed for extra storage. Suitable for owner-user businesses within the approved zoning limits such as vet clinics, farm store, timber/forest/farming contractor, fencing, etc. Additional uses may be allowed subject to approval. Buyer to do their due diligence.

Strategic Location - Situated on well-traveled Stafford Road with great visibility and accessibility. Proximity to major highways such as I-205 and I-5 connecting directly to Tualatin, Wilsonville, and West Linn areas that feature prime demographics. The Stafford neighborhood in Tualatin, Oregon is characterized by higher home values with a median sales price of \$1.1 million.

Owner Will Include Active Feed Store Business - Currently home to a feed, hay, and farm store. Owner selling business along with the real estate and includes multiple assets such as equipment/forklift, furniture and fixtures, and intangible assets. Buyer can continue with approved conditional use of the property or apply for new use. Property previously permitted for veterinary clinic, feed/farm store, and horse blanket washing.

OFFERING SUMMARY

Sale Price:	\$799,000
Lot Size:	20,644 SF
Building Size:	2,160 SF

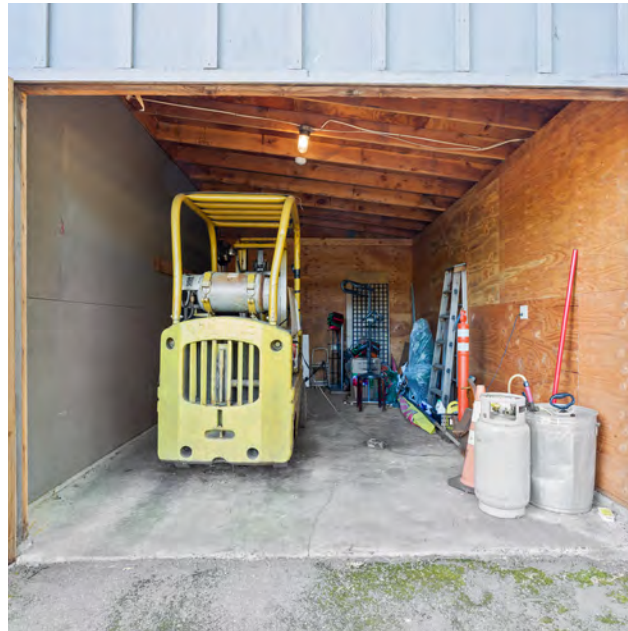
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LOCATION DESCRIPTION

Embrace the rural charm and rustic beauty surrounding this property located off Stafford Road. Nestled in the countryside, this area offers an escape from the hustle and bustle of the city. Enjoy the picturesque landscapes, rolling hills, and the peaceful ambiance of the countryside. With easy access to scenic drives, equestrian facilities, local farms, and still have prime access to I-205 and I-5, the location benefits from high traffic and convenience.

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	96	332
Total Population	60	277	966
Average HH Income	\$191,614	\$194,253	\$194,788

LOCATION	DISTANCE	TIME
Tualatin	3.7 mi	9 min
Wilsonville	5.1 mi	10 min
Lake Oswego	5.7 mi	16 min
West Linn	8.1 mi	12 min



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