

EXISTING STRUCTURE OR REDEVELOPMENT LAND

FOR SALE | \$675,000
2818 SE PARK AVE, MILWAUKIE, OR 97222



Sale Price	\$675,000
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OFFERING SUMMARY

Building Size:	5,234 SF
Lot Size:	19,297 SF
Year Built:	1925
Zoning:	C3 - General Commercial
Market:	Milwaukie
Best Use	Redevelopment

PROPERTY OVERVIEW

5,234 SF building on .44 acres is located just one block from the Milwaukie Orange TriMet Line. Zoning allows the ability to use the existing structure as-is for retail use, or redevelop into 43 apartments.

LOCATION OVERVIEW

Ideal location for retail use or redevelopment into a mixed use apartment building. The land is within an enterprise zone with its associated tax incentives. TriMet's Max Orange Line Park and Ride is a single block away. Numerous restaurants, grocery, and retail shops are within a short drive.

PROPERTY HIGHLIGHTS

- Rare redevelopment opportunity in prime location
- One block away from TriMet transit center and 99E
- Potential of up to 43 units
- Located within an Enterprise zone

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C-3 GENERAL COMMERCIAL USES TABLE

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This property is zoned General Commercial (C-3). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The C3 zone is a medium-density commercial zone intended for development within Clackamas County. The C3 zone allows for wide range of commercial development as shown below.

To learn more about this zoning, visit:

<https://dochub.clackamas.us/documents/drupal/439eecef-f529-4215-9650-44333a87124a>

Specific allowable uses include the following:

Primary	Accessory	Limited/Conditional	Prohibited
Assembly Facilities	Accessory Uses, Customarily Permitted	Heliports	Composting Facilities
Bed and Breakfast Residences and Inns	Drive-Thru Window Services	Helistops	Hospitals
Bus Shelters	Dwellings, Attached Single-Family	Hydroelectric Facilities	Marijuana Production
Child Care Facilities	Dwellings, Detached Single-Family	Multi-Use Developments	Marijuana Wholesaling
Civic and Cultural Facilities	Employee Amenities	Public Utility Facilities	Nursing Homes
Congregate Housing Facilities	Home Occupations, including bed and breakfast homestays	Race Tracks, Outdoor	
Daycare Services, Adult	Recyclable Drop-Off Sites,	Radio and Television Transmission and Receiving Towers and Earth Stations	
Dwellings, Multifamily	Signs, subject to Section 1010	Stadiums, Outdoor	
Electric Vehicle Charging Stations	Temporary Buildings for Uses Incidental to Construction Work	Telephone Exchanges	
Entertainment Facilities	Temporary Storage within an Enclosed Structure	Utility Carrier Cabinets	
Financial Institutions			
Fitness Facilities			
Government Uses			
Hotels & Motels			
Libraries			
Manufacturing			

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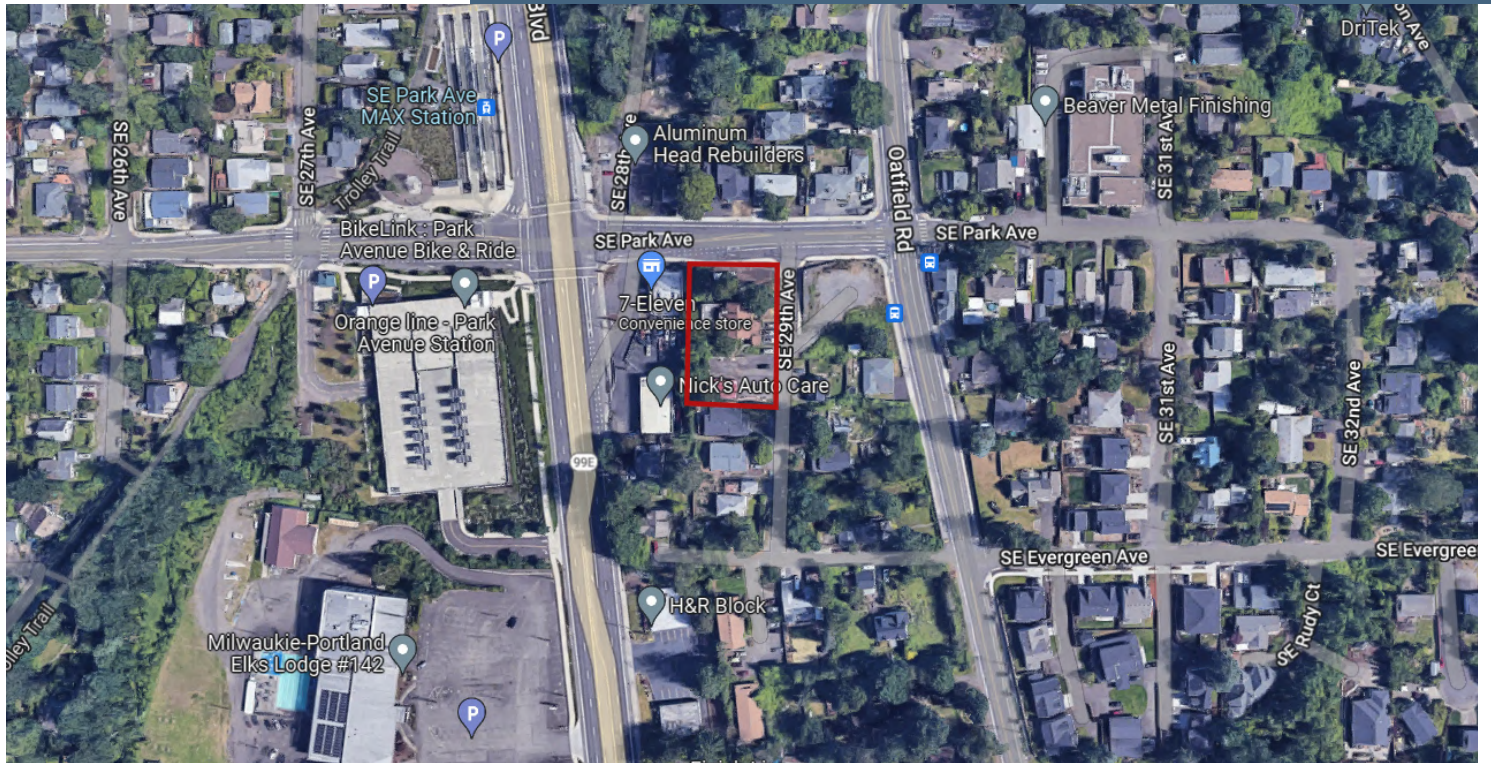
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PROPERTY LINES

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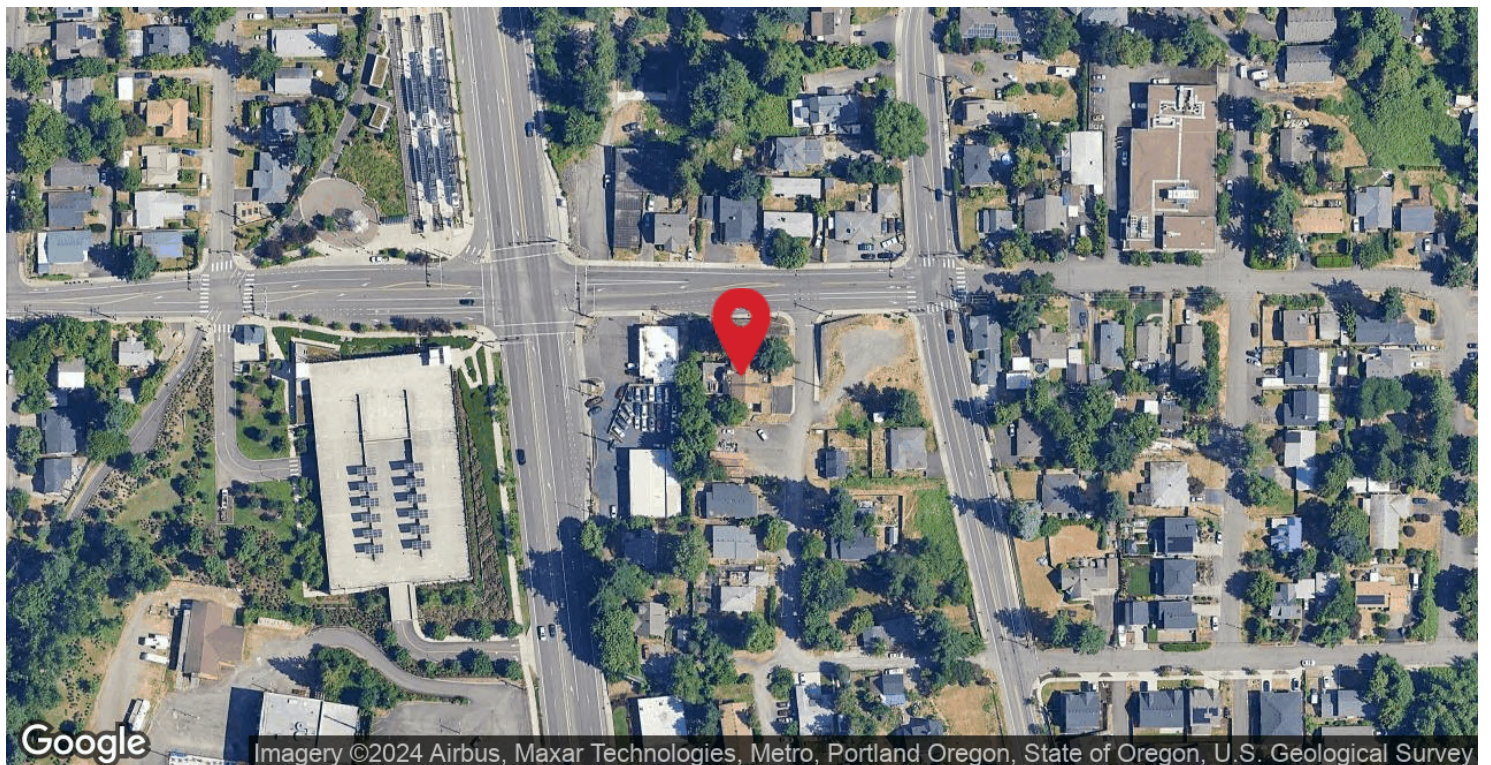
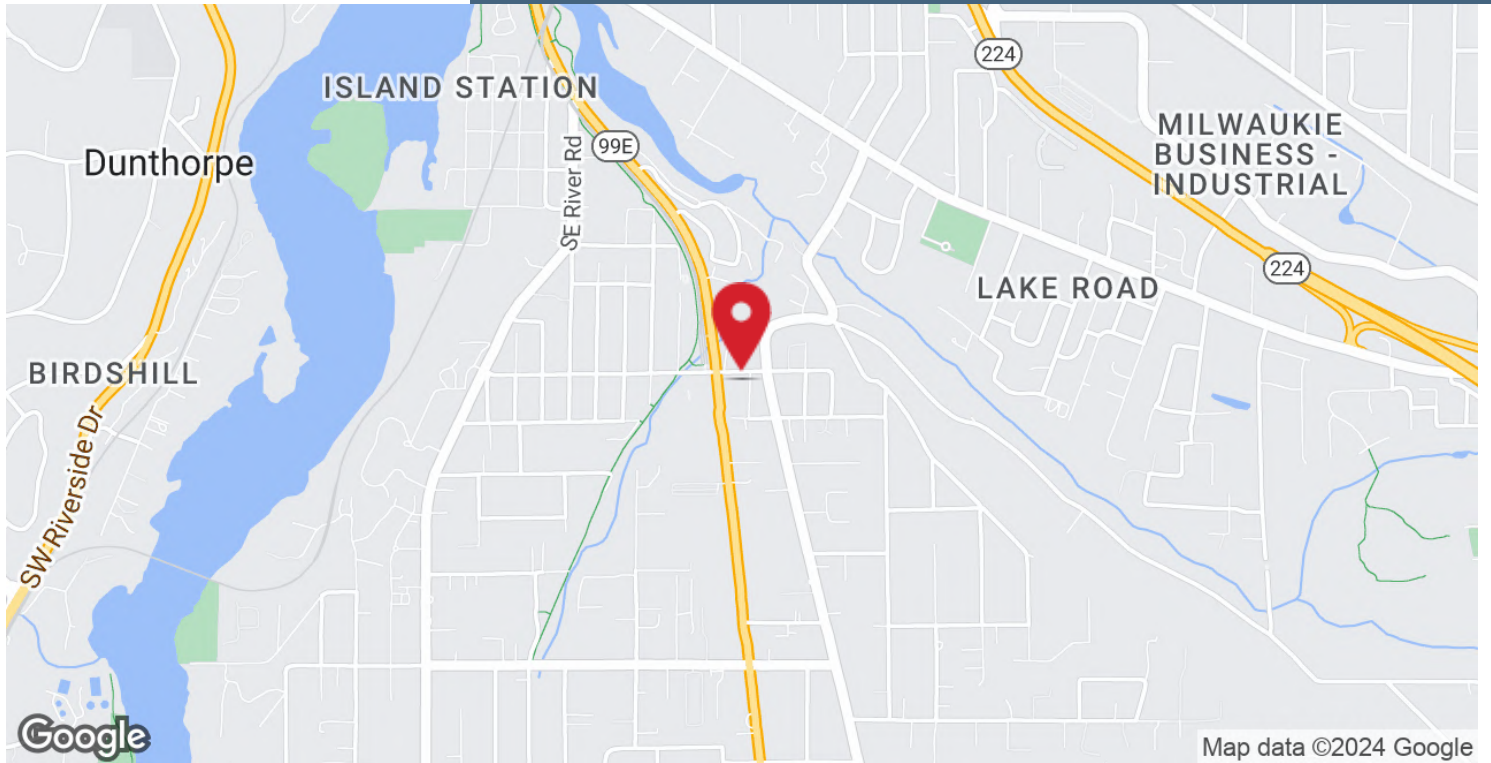


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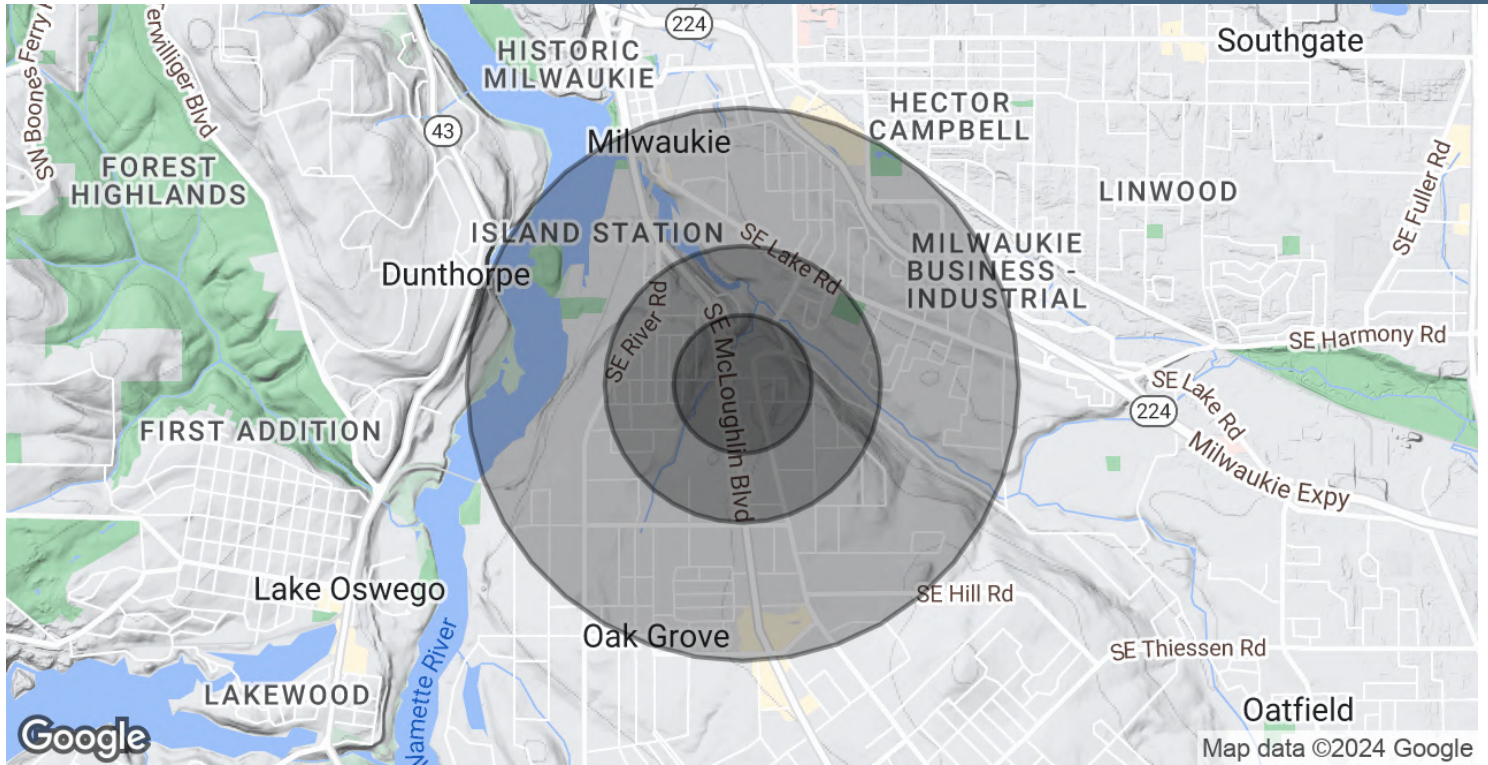
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DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,354	4,216	13,735
Average Age	33.7	37.1	39.9
Average Age (Male)	28.0	33.9	38.6
Average Age (Female)	35.5	39.1	42.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	611	2,041	6,456
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$58,031	\$64,455	\$73,510
Average House Value	\$377,491	\$345,574	\$361,814

* Demographic data derived from 2020 ACS - US Census

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RETAILER MAP

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