

29880 SE Folsom Rd

EAGLE CREEK, OR 97022



FOR SALE

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

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PROPERTY DESCRIPTION

This fully leased out site is leased to a federally legal hemp operator. The federally legal distinction ensures limited financing hurdles and a tenant with a proven track record. The property itself includes water rights and 1,200 amps of power, with underground infrastructure for communications, electricity, and propane already in place. The site features 9 greenhouses (6 fully automated, climate-controlled 30x96), 10 shipping containers (6 fully automated, 4 standard), and on-site housing for up to eight workers. The property is zoned for hemp, OLCC-licensed recreational and medical cannabis, with application materials prepped.

OFFERING SUMMARY

Sale Price:	\$1,500,000
NOI:	\$180,000.00
Cap Rate:	12.0%

NOTE

Recreational grow license coming available at sellers expense



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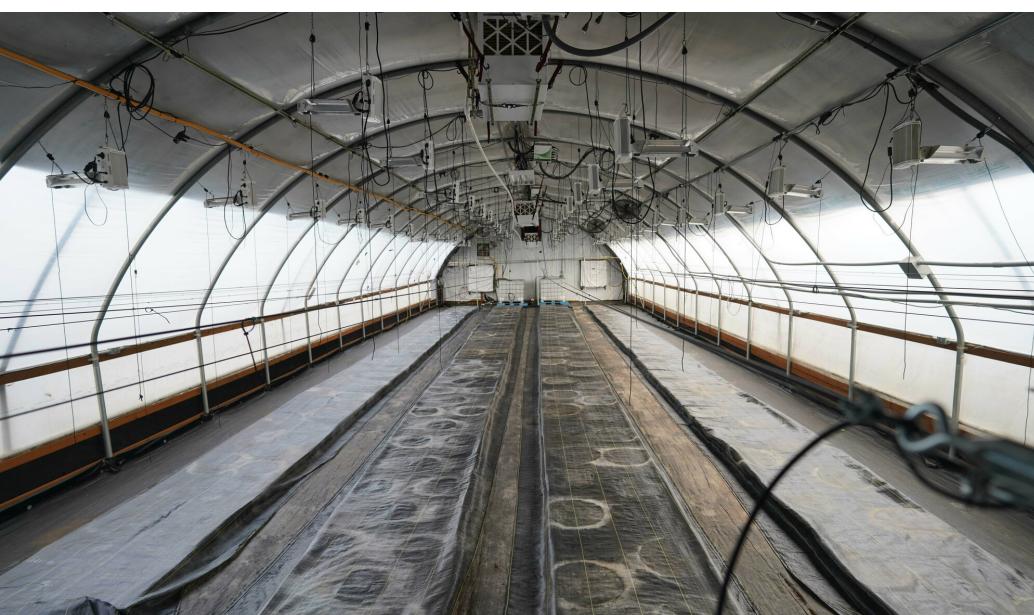
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LOCATION OVERVIEW

The property's location in Eagle Creek provides the perfect blend of proximity to the Portland Metro area and the tranquility of a secluded setting. This unique combination enables businesses to benefit from easy access to transportation networks while also offering a peaceful and private environment for their operations.



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