

29880 SE Folsom Rd
EAGLE CREEK, OR 97022

Nathan Getty
503.972.7292
nathan@macadamforbes.com
Licensed in OR

2 Centerpointe Drive, Suite 500 | Lake Oswego, OR 97035 | WWW.MACADAMFORBES.COM | 503.227.2500

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

FOR SALE

 **MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

29880 SE Folsom Rd, Eagle Creek, OR 97022



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



Nathan Getty

503.972.7292

nathan@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

29880 SE Folsom Rd, Eagle Creek, OR 97022



Nathan Getty
503.972.7292
nathan@macadamforbes.com
Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500

FOR SALE

29880 SE Folsom Rd, Eagle Creek, OR 97022



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.



Nathan Getty

503.972.7292

nathan@macadamforbes.com

Licensed in OR

All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.

MACADAMFORBES.COM | 503.227.2500