

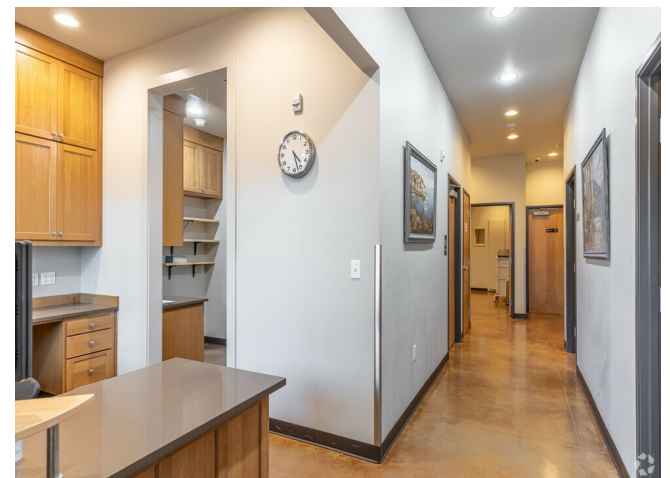


512-514 7th St

\$2,300,000

This beautiful medical building was constructed in 2016. Located on 7th & Washington in historic Oregon City, 5 minutes from I-205 and near the Providence Willamette Falls Hospital. 2,690 SF is empty and in move-in ready condition. The other side of ~1150 SF is leased out to an Audiologist clinic. Building has 21 parking spots adjacent to it, some parking spots are rented out on a month-to-month bases and there is a billboard sign on the parking lot that is generating income. Larger unit space has concrete floors throughout, a private office and 5 treatment rooms-three are equipped with sinks, conduit from storage garage for medical/dental gas. The space is fully built-out but could be easily modified....

- Newer professional building!
- High traffic location, excellent visibility from 7th street.
- 5 minutes from I-205 and the Providence Willamette Falls Hospital
- Ample storage and parking in adjacent parking lot



Price:	\$2,300,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.16 AC
Rentable Building Area:	3,790 SF
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No. Stories:	1
Year Built:	2016
Tenancy:	Multiple
Parking Ratio:	5.54/1,000 SF
Zoning Description:	MUC-1
APN / Parcel ID:	00572838
Walk Score ®:	87 (Very Walkable)