



FOR SALE

249 NW 3RD AVE

CANBY, OR 97013

BUILDING SIZE

5,756 SF

BRETT BAYNE

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PROPERTY DESCRIPTION

This two-tenant building includes a full 2,640 SF basement and presents an excellent opportunity for an owner-user seeking supplemental income. One half of the property is leased to a dental practice, while the remaining 1,558 SF is available for occupancy.

Space 1: Advantage Dental – 1,558 SF fully built-out dental practice (lease terms available upon request).

Space 2: 1,558 SF office/retail space available for owner-user or tenant occupancy.

OFFERING SUMMARY

Sale Price:	\$950,000*
Lot Size:	3,170 SF
Total Building Size:	5,756 SF
First Floor:	3,116 SF
Basement:	2,640 SF
2025 Property Taxes:	\$5,689.40
Parcel Size:	105' x 30'
Constructed in:	1963
Zoning:	C1 - City of Canby

*Possible seller carry

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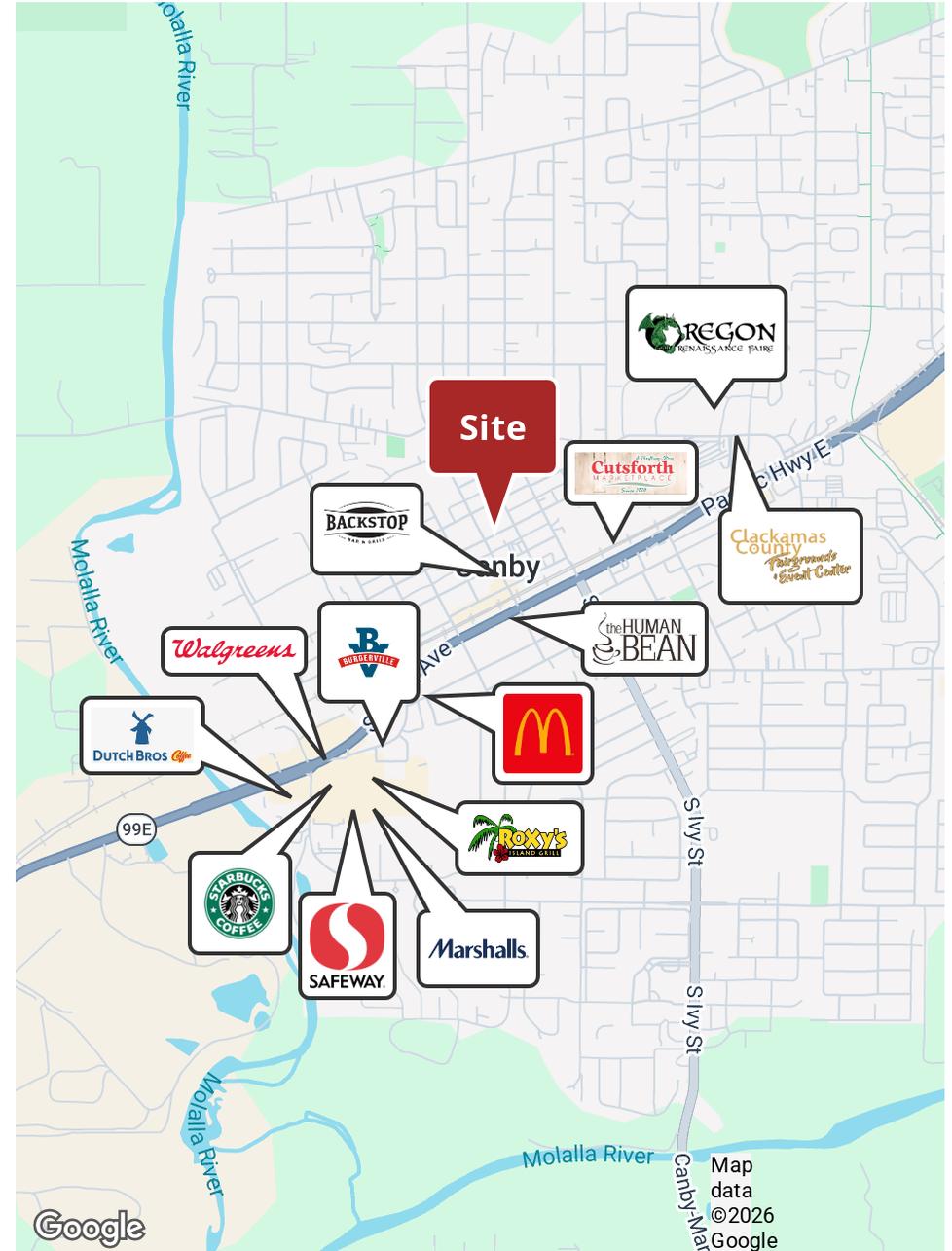


LOCATION OVERVIEW

Located in the heart of downtown Canby across the street from Wait Park, a central community hub that hosts seasonal events such as summer concerts and holiday celebrations.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,238	22,450	48,080
Average Age	41	42	42
Average Age (Male)	39	41	41
Average Age (Female)	42	44	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,845	8,217	18,498
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$106,037	\$114,927	\$118,528
Average House Value	\$505,292	\$588,035	\$673,574

Demographics data derived from AlphaMap



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