

# The O.C. Complex

2895 SOUTH BEAVERCREEK ROAD, OREGON CITY, OR 97045



FOR SALE

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# FOR SALE

2895 South Beaver Creek Road, Oregon City, OR 97045

## PROPERTY DESCRIPTION

The O.C. Complex is an exceptional investment opportunity with this impressive 6,397 SF building comprising up to 6 units, ideally situated in the Oregon City/South Metro submarket and less than a mile to the new Clackamas County Courthouse. Built in 2006 and benefiting from a desirable MUC 2 Mixed Use Corridor zoning, the property presents a strategic investment in a high-growth market. The current owners have preliminary plans to construct an additional approximately 7,000 SF building at the east end of the parking lot. Currently boasting a remarkable 90% occupancy, this offering ensures immediate income generation with strong potential for further growth. With its modern construction and prime location, this property is tailor-made for the discerning Office/Office Building investor seeking a lucrative addition to their portfolio in the thriving Oregon City submarket.

## OFFERING SUMMARY

Sale Price:	\$3,500,000
Number of Units:	6
Lot Size:	1.1 Acres
Building Size:	6,397 SF
Clear Height:	9-12'



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## PROPERTY HIGHLIGHTS

- Additional pad for expansion
- Excellent Owner/User/investment property
- Less than a mile to the newly constructed Clackamas County Courthouse
- Built in 2006
- Zoned MUC 2 Mixed Use Corridor
- Located in the Portland MSA area
- 90% occupancy
- Owner reserves the right to continue to leaseback space until a suitable replacement property is identified



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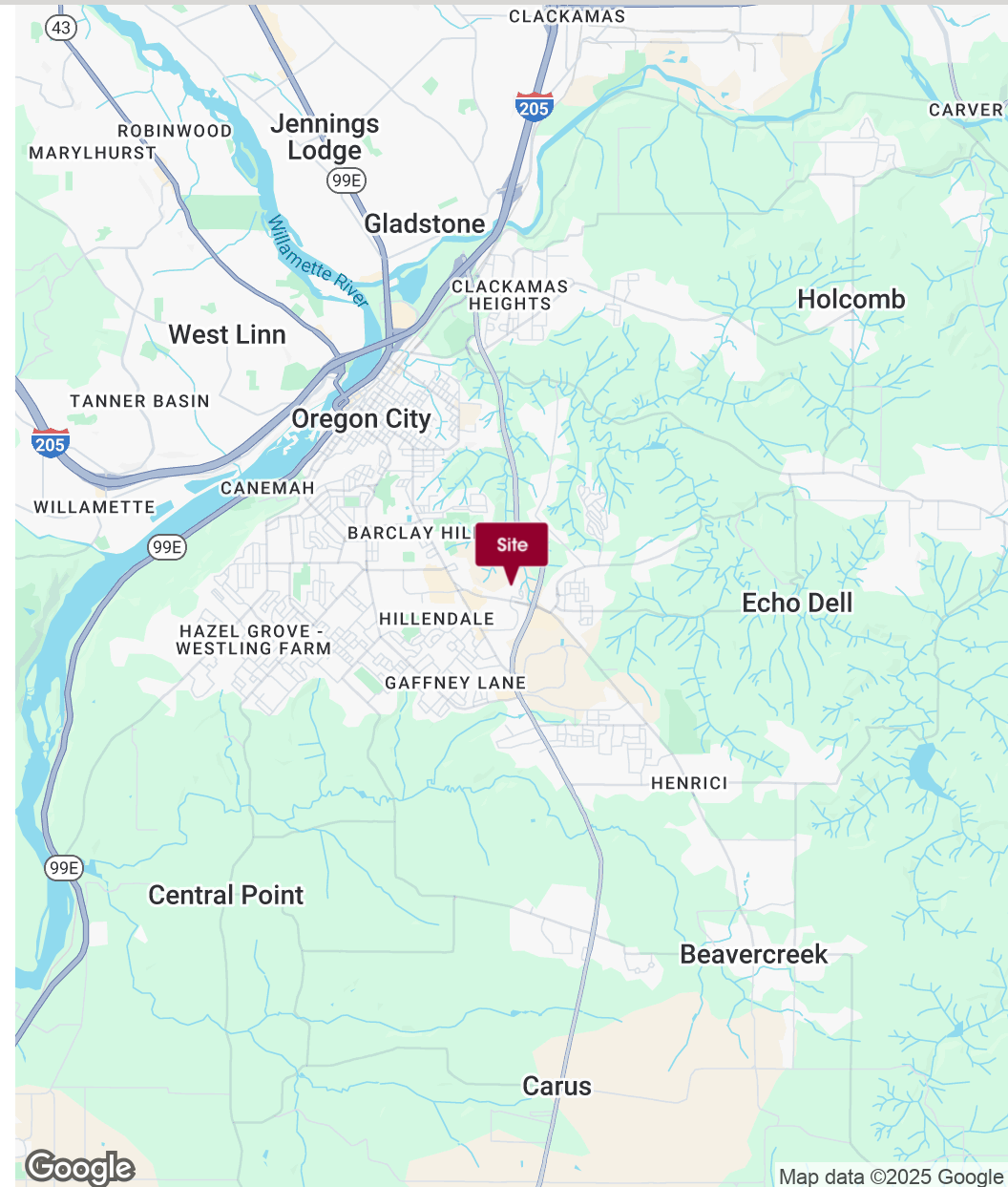
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## LOCATION OVERVIEW

2895 S. Beaver Creek Road is a prime location less than a mile from the new Clackamas County Courthouse. The area offers convenient access to major transportation routes. It is in close proximity to notable local attractions, including the Oregon City Shopping Center, Willamette Falls, and the Oregon City Municipal Elevator, which provides a unique historical perspective of the area. With strong regional economic growth and a diverse business community, the location presents an enticing opportunity for an Office/Office Building investor seeking a strategic position in the vibrant Oregon City South Metro submarket.



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