

# 2761 BASELINE STREET

Cornelius, OR 97113

**Western Parcel**  
APN: R402594

**REDUCED PRICE!**

**Eastern Parcels**  
APN: R402576  
APN: R402567

**FOR SALE**

For More Information, Contact:

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FORBES**  
COMMERCIAL REAL ESTATE SERVICES



# FOR SALE

2761 Baseline Street, Cornelius, OR 97113



## PROPERTY DESCRIPTION

High exposure retail land for sale. Property made up of three tax lots, split into two sale possibilities: Western Parcel (one tax lot) comprised of 21,344 SF of land and Eastern Parcels (two tax lots) comprised of 22,652 SF of land plus a 3,989 SF retail building which is in need of repair. The owner will consider a sale of all three parcels, which amounts to a total land area of 43,966 SF. Permitted uses for this property include: service commercial, auto sales and/or repairs, auto rentals, general office, medical/dental, restaurants, and hospitality uses.

## LOCATION DESCRIPTION

Located on the corner SE corner of Baseline Street and SE 26th Avenue, the subject property benefits from 730 feet of frontage on Baseline Street. The land parcel is located just 2 miles west of downtown Hillsboro and 5.8 miles west of the Hillsboro airport.

## PROPERTY HIGHLIGHTS

- High exposure property with additional land
- Average Daily Traffic at Baseline: 33,200

## OFFERING SUMMARY

Sale Price:	\$470,000 - \$940,000
Total Lot Size:	43,966 SF
Cap Rate:	0.0%



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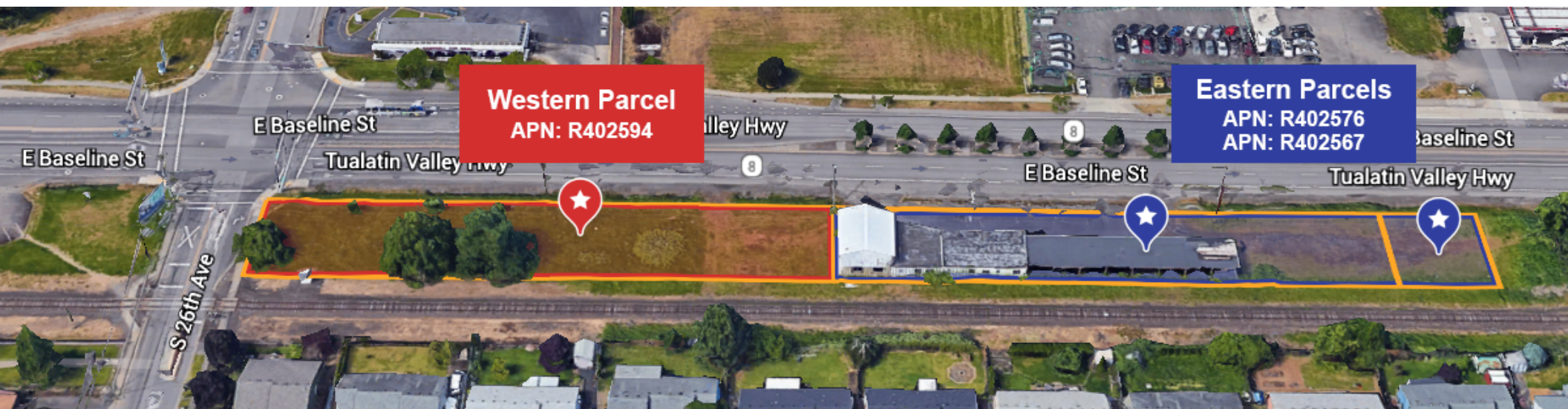
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LOT #	APN	SIZE	PRICE	ZONING
Western Parcel	R402594	21,344 SF	\$470,000	C2
Eastern Parcels	R402576 / R402567	22,652 SF	\$470,000	C2
All Parcels	R402594 / R402576 / R402567	43,966 SF	\$940,000	C2



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