



FOR SALE | COMMERCIAL PROPERTY

CANBY COMMERCIAL - 2 BUILDINGS ON 1 LOT

1250 NW 3rd Avenue | Canby, OR 97013



PROPERTY HIGHLIGHTS

- Spacious 1.66 Acre Lot with Ample Parking
- 7,200 Square Foot Warehouse with Loading Dock, Grade Level Door, Photography Room & Bathroom.
- 8,240 Square Foot Office Building with 9 Offices + 5 Offices on Upper Level and 4 Large Open Areas.

PRESENTED BY:

Cheri Evan

Principal Commercial Broker

503.970.5432

CheriEvanCommercial@gmail.com

All Summa branch offices are independently owned and operated. The information listed herein is believed to be reliable, but not guaranteed.





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PROPERTY OVERVIEW

Well maintained owner occupied building on a dead end street that backs to trees and river, lots of wild life to admire.

Two story office building with 9 offices plus 5 offices on the upper level, 4 large open areas, conference room, 3 ADA compliant bathrooms, lunch room, 7,200 square foot warehouse on same lot with loading dock, grade level door, ample parking, photography room and bathroom.

Please do not disturb current owner.

RMLS# 18295389

PROPERTY HIGHLIGHTS

- 2 Commercial Buildings on 1 Lot
- Spacious 1.66 Acre Lot with Great Nature Views
- 7,200 SqFt Warehouse w/ Loading Dock, Grade Level Door & Photography Room
- 8,240 SqFt Building with 9 Offices + 5 Offices on Upper Level & 4 Large Open Areas
- Light and Bright Reception Area
- Break Room & ADA Bathrooms
- Ample Parking Available

PROPERTY SUMMARY

SALE PRICE:	\$1,800,000
LOT SIZE:	1.66 Acres
BUILDING SIZE:	15,440 SQFT
GRADE LEVEL DOORS:	1
LOADING DOCK:	1
YEAR BUILT:	1992
ZONING:	M1
MARKET:	Canby

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10121 SE Sunnyside Road, Suite 170, Clackamas OR 97015

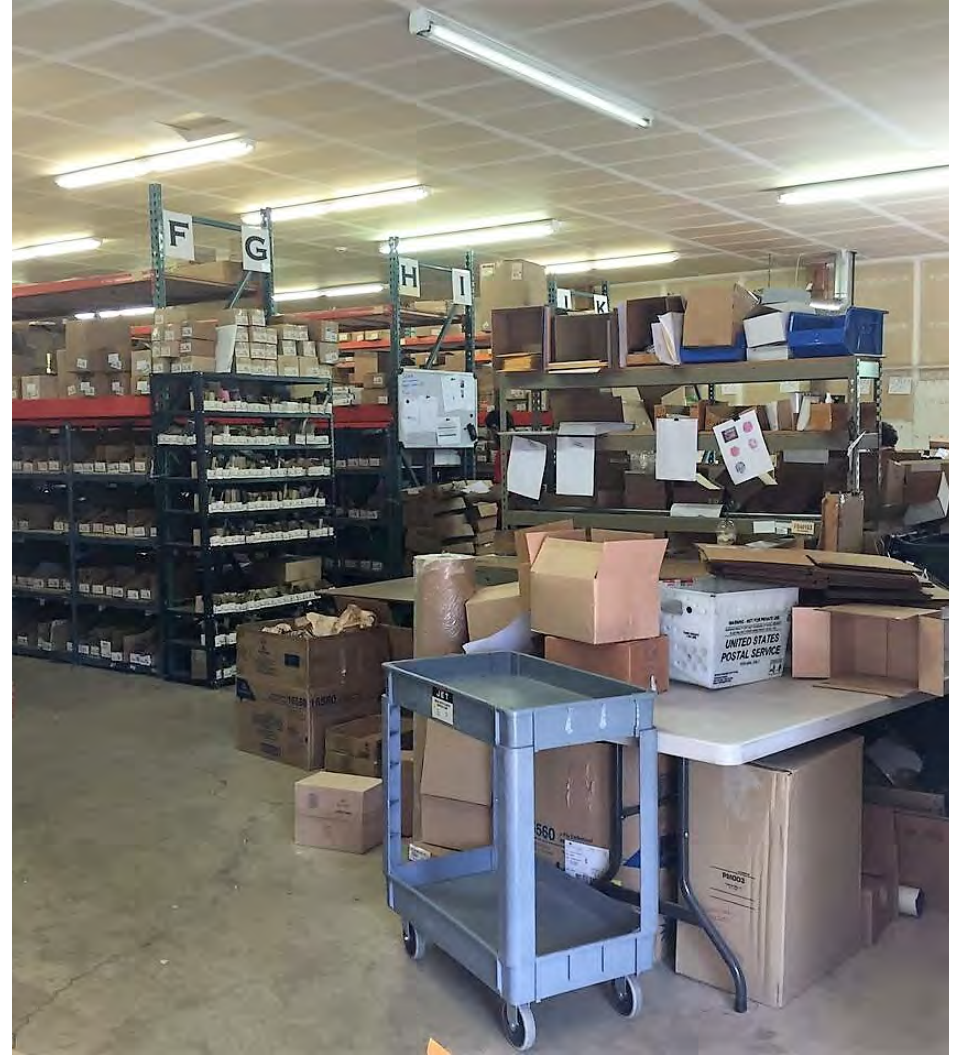




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