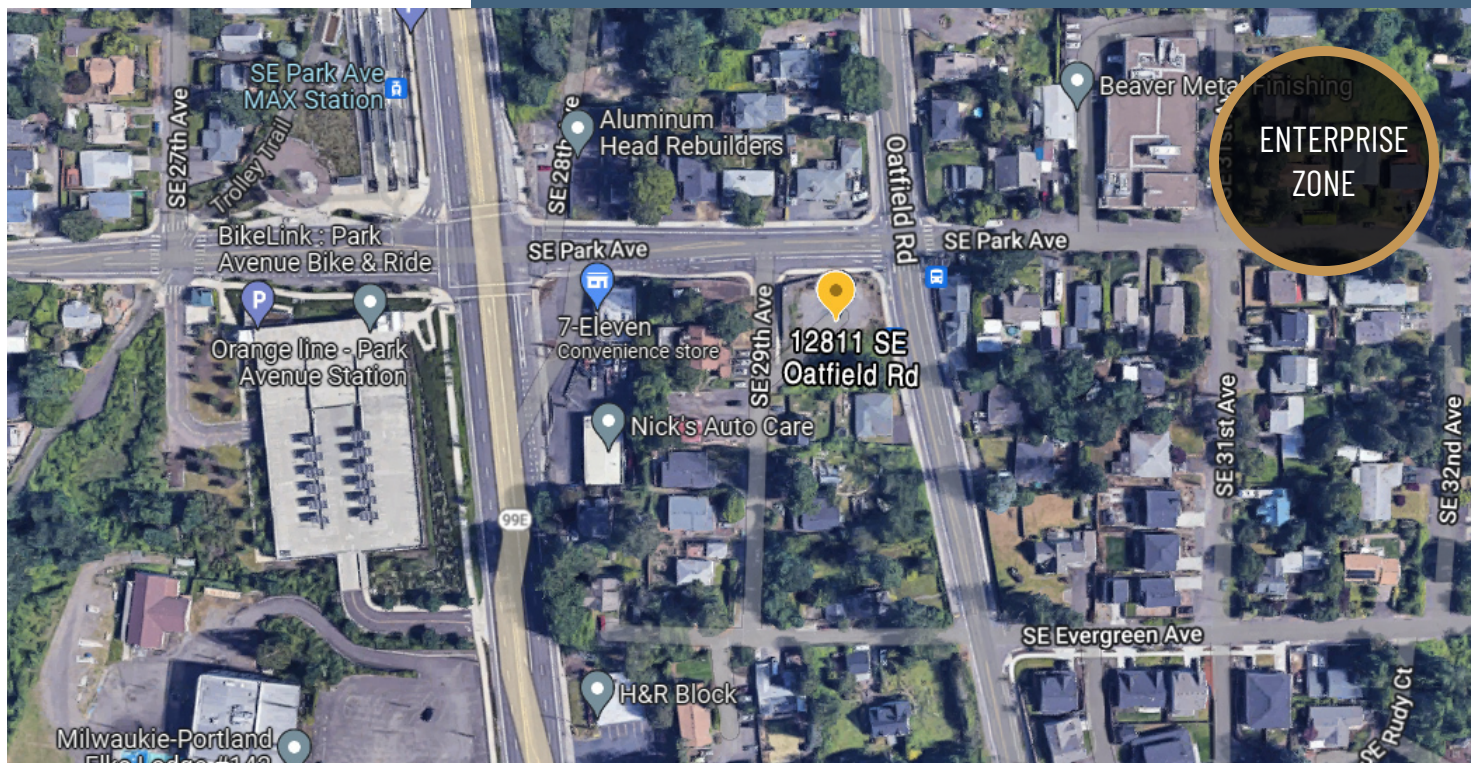


FOR SALE | \$250,000

12811 SE OATFIELD RD, MILWAUKIE, OR 97222



Sale Price

\$250,000

OFFERING SUMMARY

Lot Size: 15,055 SF

Zoning: MR1

Market: Milwaukie

Best Use: Redevelopment

PROPERTY OVERVIEW

Located just off of Hwy 99 and a block away from the TriMet Orange Transit line, this 15,055 SF lot can be redeveloped into mixed-use building up to seven units, or used for a variety of other allowable uses. An additional 19,297 SF lot is available across the street with 43 units that can be developed on it for a total of 45-47 units.

LOCATION OVERVIEW

Ideal location for a mixed use apartment building. Property is within an Enterprise zone with its associated tax incentives. TriMet's Max Orange Line Park and Ride is a single block away. Numerous restaurants, grocery, and retail shops are within a short drive.

PROPERTY HIGHLIGHTS

- MR1 Zoning
- Rare redevelopment opportunity in prime location
- One block away from TriMet transit center and 99E
- 2nd property available with combined development potential of 47 units
- Located within an Enterprise zone from the city of Milwaukie

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

Allowable Uses

This property is zoned Medium High Density Residential (MR1). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The MR1 Medium High Density Residential zone allows residential uses and other uses which are compatible with residential uses.

To learn more about this zoning, visit:

<https://cmap.clackamas.us/maps/cmap?address=12811%20SE%20Oatfield%20Rd,%20Milwaukie,%2097222>

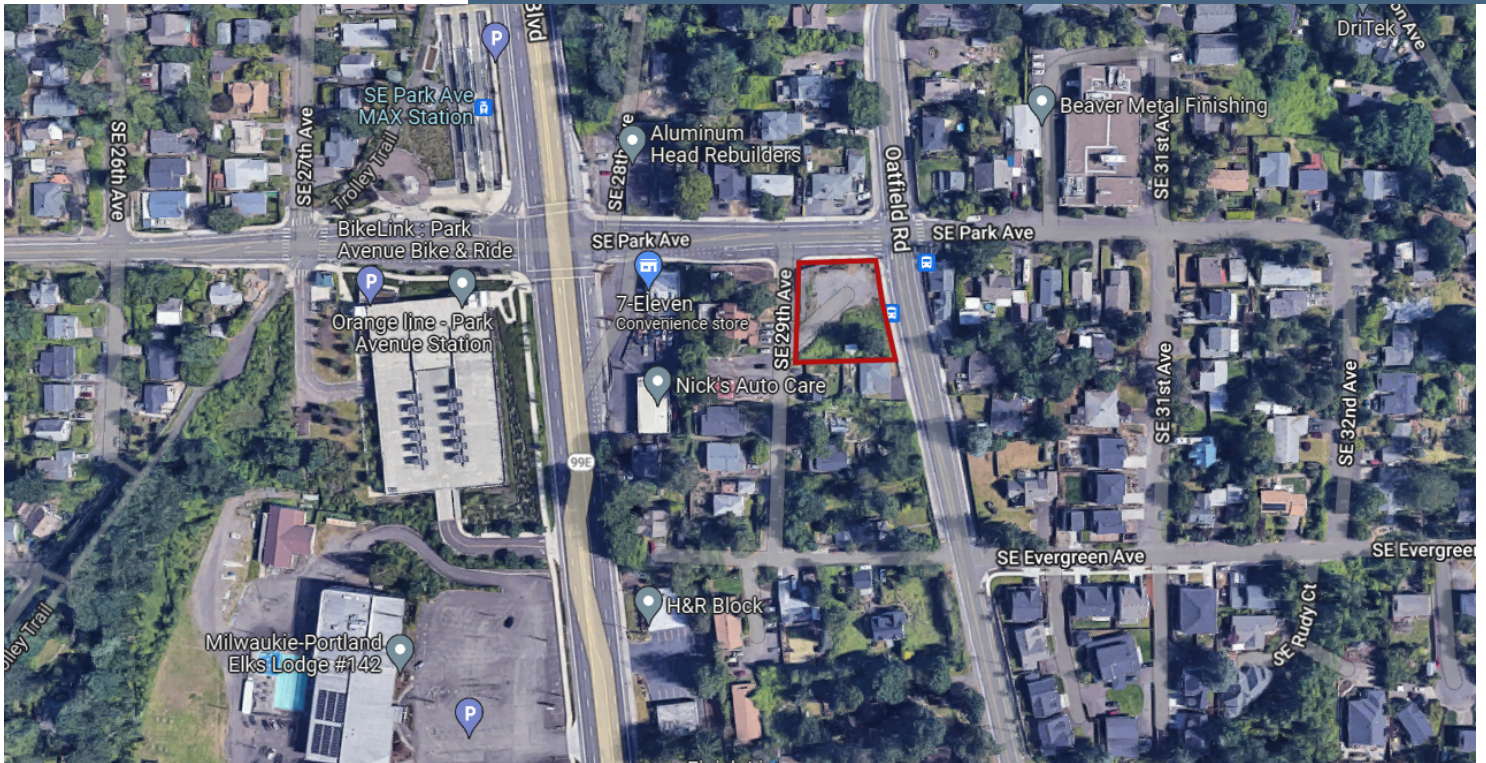
Specific allowable uses include the following:

Primary	Accessory	Limited/Conditional	Prohibited
Bed and Breakfast Residences and Inns	Accessory Uses, Customarily Permitted	Child Care Facilities	Offices, including accounting, administrative, business, corporate and professional offices
Congregate Housing Facilities	Bus Shelters	Daycare Services, Adult	Civic and Cultural Facilities
Duplexes	Farmers Markets	Fraternal Organization Lodges	Business Services
Manufactured Dwelling Parks	Parking Structures	Government Uses	Accessory Dwelling Units
Multifamily Dwellings	Recyclable Drop-Off Sites	Hosting of Weddings, Family and Class Reunions	Cottage Clusters
Quadplexes	Signs	Hydroelectric Facilities	Detached single family dwellings
Townhouses		Services, Commercial – Food & Beverage	Manufactured Homes
Triplexes		Multi-Use Developments	Entertainment Facilities
Fences & Retaining Walls		Places of Worship	Financial Institutions
Home Occupations		Public Utility Facilities	Fitness Facilities
Nursing Homes		Recreational Vehicle Camping Facilities	Guest Houses
Pedestrian Amenities		Recreational Uses	Horticulture, Nurseries, Hydroponics, Livestock
Recreational Uses, Government-Owned		Retailing	Hotels & Associated Convention Facilities
Roads		Schools	Offices and Outpatient Clinics
		Services, Commercial – Personal and Convenience	Marijuana processing, production, retailing and wholesaling
		Services, Commercial - Studios	Cemeteries

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



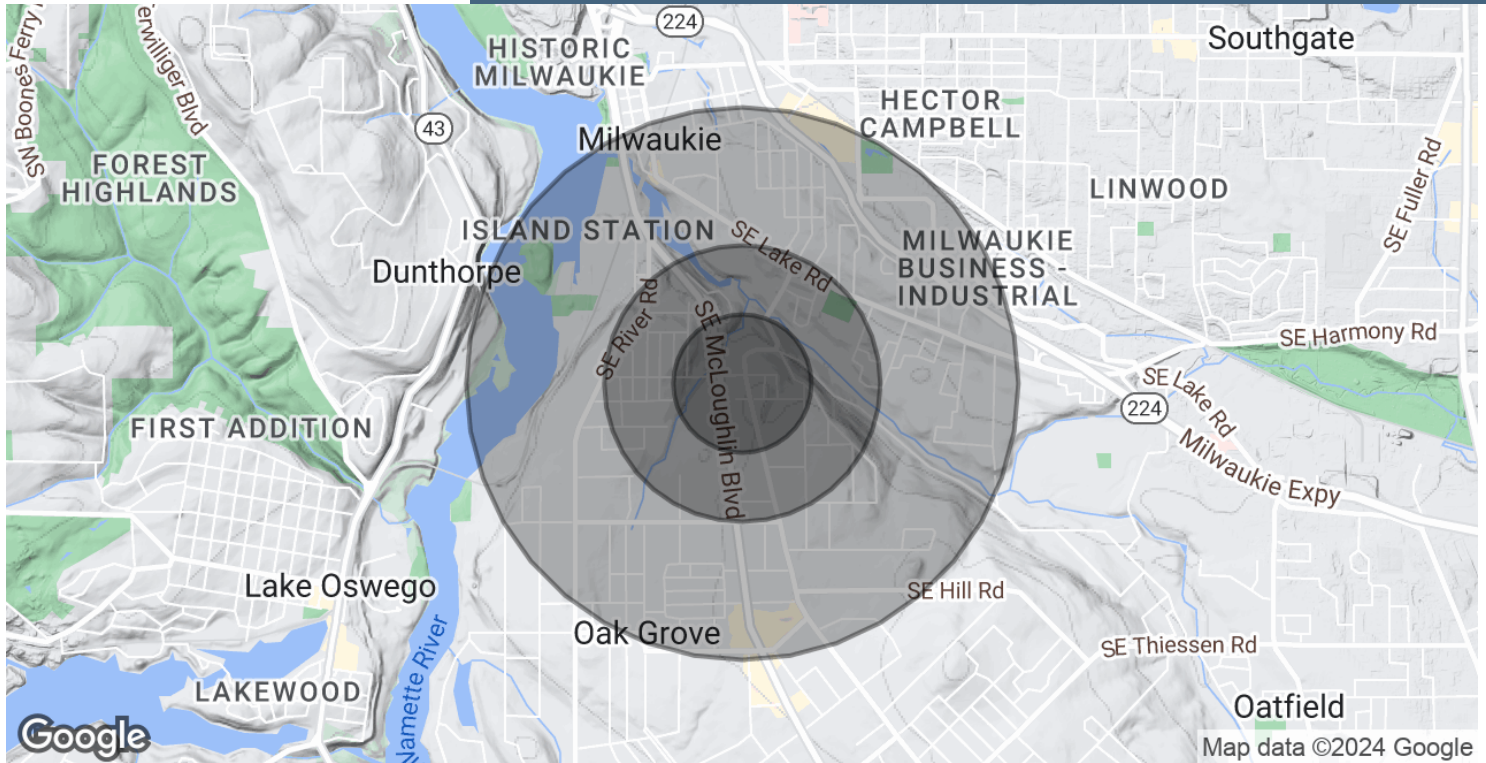
DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com

FOR SALE | \$250,000

12811 SE OATFIELD RD, MILWAUKIE, OR 97222



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,297	4,150	13,736
Average Age	33.6	36.7	39.9
Average Age (Male)	27.7	33.6	38.6
Average Age (Female)	35.8	38.3	41.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	576	1,952	6,458
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$58,747	\$66,350	\$72,947
Average House Value	\$381,260	\$355,072	\$359,692

* Demographic data derived from 2020 ACS - US Census

DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com



DENISE BROHOSKI

Owner - Commercial Real Estate NW
Principal Broker - OR & WA
Denise@CommercialRENW.com
503.309.5106

Commercial Real Estate NW
7320 SW Hunziker St. Ste. 203
Tigard, OR 97223
CommercialRENW.com