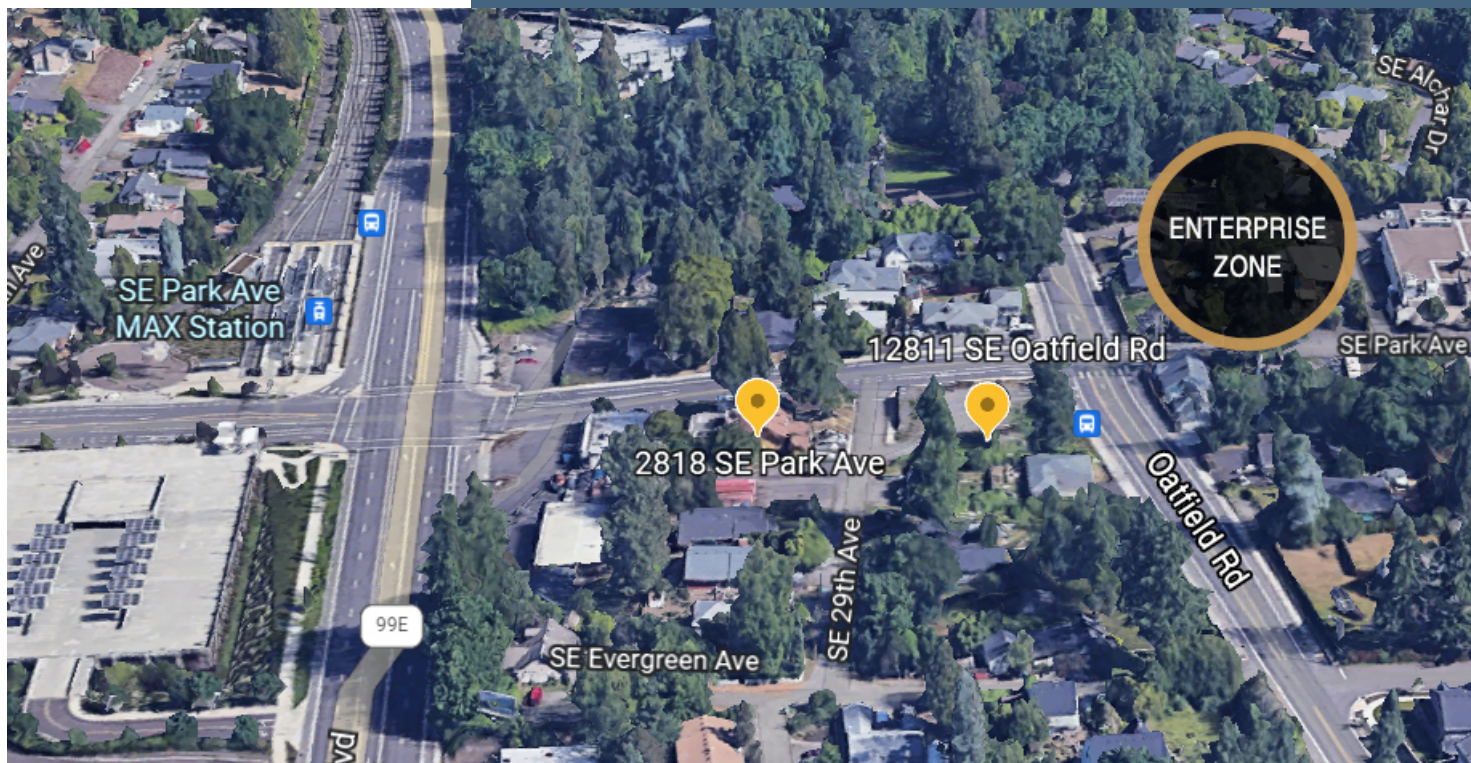


FOR SALE | \$975,000

2818 SE PARK AVE, MILWAUKIE, OR 97222

12811 SE OATFIELD RD, MILWAUKIE, OR 97222



Sale Price

\$975,000

OFFERING SUMMARY

Building Size: 5,234 SF

Lot Size: 19,297 SF & 15,055 SF

Year Built: 1925

Zoning: C3 & MR1

Market: Milwaukie

Best Use: Redevelopment

PROPERTY OVERVIEW

Portfolio of two properties available for redevelopment. The first, 2818 SE Park Ave, offers 19,297 SF with the potential of up to 43 apartments. The second property, 12811 SE Oatfield Rd, offers an additional 15,055 SF and up to 7 apartments.

LOCATION OVERVIEW

Ideal location for retail use or redevelopment into a mixed use apartment building. The land 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

- Rare redevelopment opportunity in prime location
- One block away from TriMet transit center and 99E
- Two properties available with a potential of 50 units
- Located within an Enterprise zone

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C-3 GENERAL COMMERCIAL USES TABLE

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12811 SE OATFIELD RD, MILWAUKIE, OR 97222

This property is zoned General Commercial (C-3). The following are the Allowed Uses and Limited/Conditional Uses that the City would accept for the future owner of this property.

The C3 zone is a medium-density commercial zone intended for development within Clackamas County. The C3 zone allows for wide range of commercial development as shown below.

To learn more about this zoning, visit:

<https://dochub.clackamas.us/documents/drupal/439eecef-f529-4215-9650-44333a87124a>

Specific allowable uses include the following:

Primary	Accessory	Limited/Conditional	Prohibited
Assembly Facilities	Accessory Uses, Customarily Permitted	Heliports	Composting Facilities
Bed and Breakfast Residences and Inns	Drive-Thru Window Services	Helistops	Hospitals
Bus Shelters	Dwellings, Attached Single-Family	Hydroelectric Facilities	Marijuana Production
Child Care Facilities	Dwellings, Detached Single-Family	Multi-Use Developments	Marijuana Wholesaling
Civic and Cultural Facilities	Employee Amenities	Public Utility Facilities	Nursing Homes
Congregate Housing Facilities	Home Occupations, including bed and breakfast homestays	Race Tracks, Outdoor	
Daycare Services, Adult	Recyclable Drop-Off Sites,	Radio and Television Transmission and Receiving Towers and Earth Stations	
Dwellings, Multifamily	Signs, subject to Section 1010	Stadiums, Outdoor	
Electric Vehicle Charging Stations	Temporary Buildings for Uses Incidental to Construction Work	Telephone Exchanges	
Entertainment Facilities	Temporary Storage within an Enclosed Structure	Utility Carrier Cabinets	
Financial Institutions			
Fitness Facilities			
Government Uses			
Hotels & Motels			
Libraries			
Manufacturing			

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2818 SE PARK AVE , MILWAUKIE, OR 97222

12811 SE OATFIELD RD, MILWAUKIE, OR 97222

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

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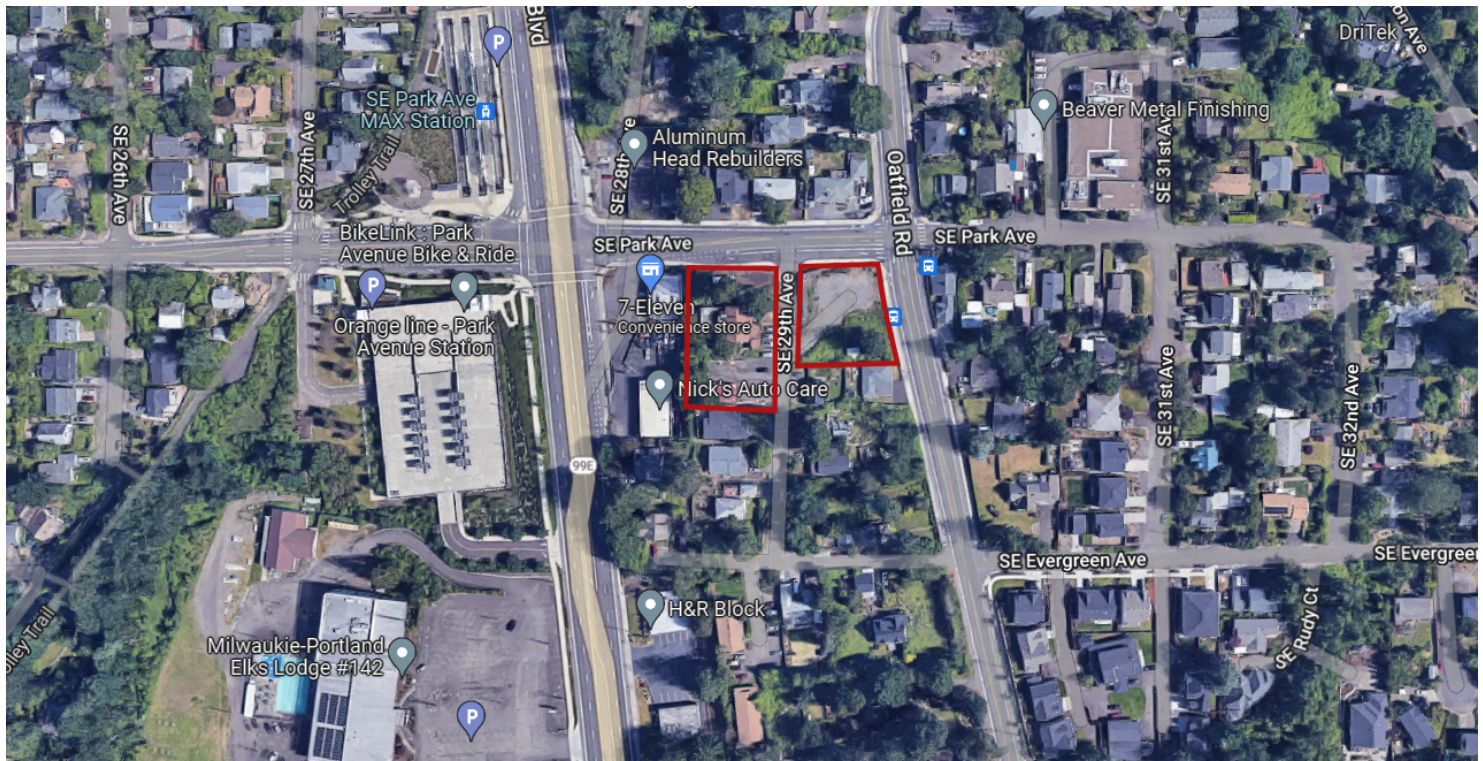
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PROPERTY LINES

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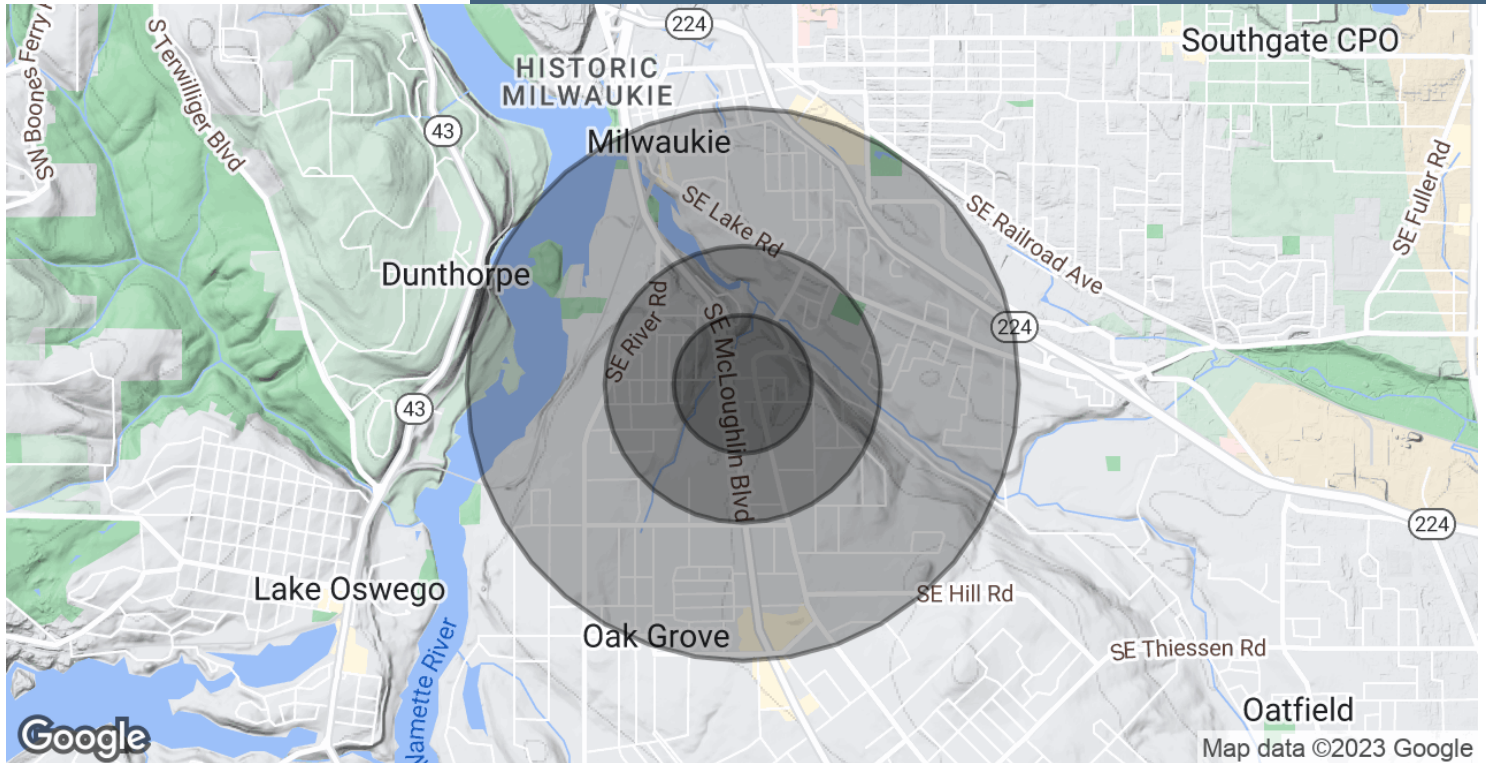
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,354	4,216	13,735
Average Age	33.7	37.1	39.9
Average Age (Male)	28.0	33.9	38.6
Average Age (Female)	35.5	39.1	42.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	611	2,041	6,456
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$58,031	\$64,455	\$73,510
Average House Value	\$377,491	\$345,574	\$361,814

* Demographic data derived from 2020 ACS - US Census

DENISE BROHOSKI

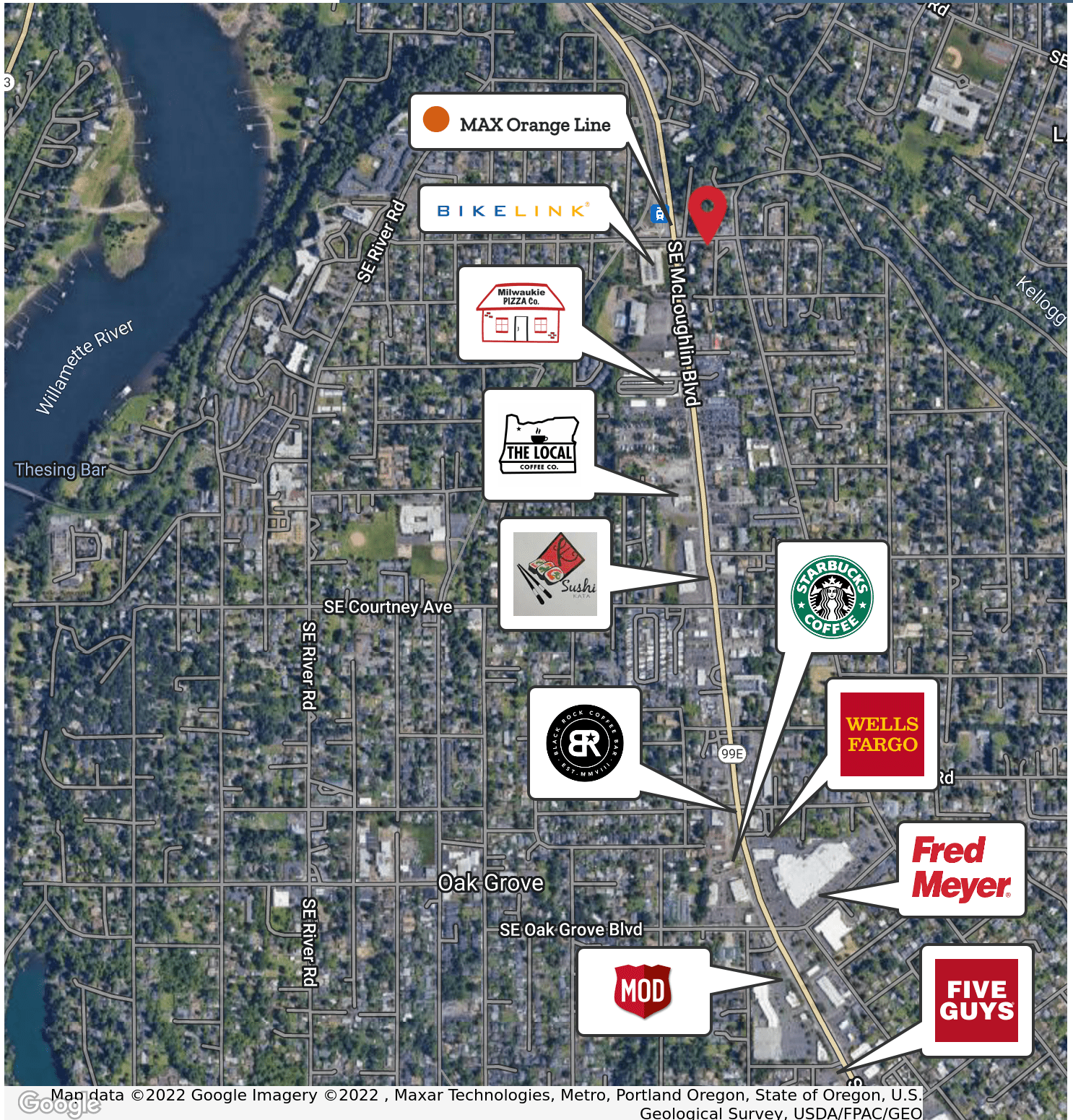
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