

FOR SALE



OFFICE DEVELOPMENT LAND

1568 SE 3RD CT | CANBY, OREGON 97013

For more information or a property tour, please contact:

RAYMOND DUCHEK
503.225.8492
RaymondD@norris-stevens.com

Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

09/24/2024

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OFFICE DEVELOPMENT LAND

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OFFICE DEVELOPMENT SITE FOR SALE

DETAILS

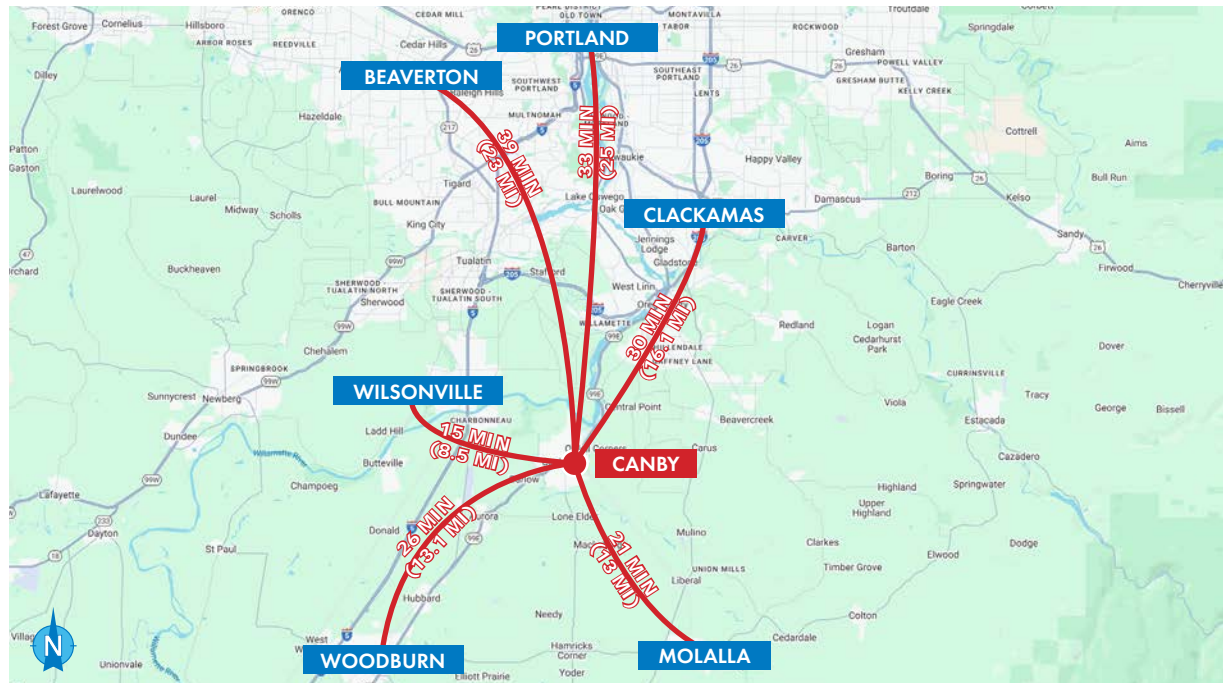
- Sale price: \$375,000
- Land size: ± 0.37 AC (16,143 SF)
- Zoning: CM

FEATURES

- Plans for ± 2,750 SF office building
- Building permits issued and paid for: \$140,000
- Excavation & site work completed: \$208,000
- Water/sewer and utilities installed and stubbed at building footprint
- Part of Redwood Professional Village with existing medical and dental offices nearby
- Close to Hwy 99E and other amenities
- Approved for business and professional offices
- Adjacent to Logging Trail Rd bike path

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,434	22,035	38,231
Median Age	37.2	41.0	42.8
Households	4,155	8,225	15,009
Median Household Income	\$104,013	\$96,865	\$96,875



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AMO

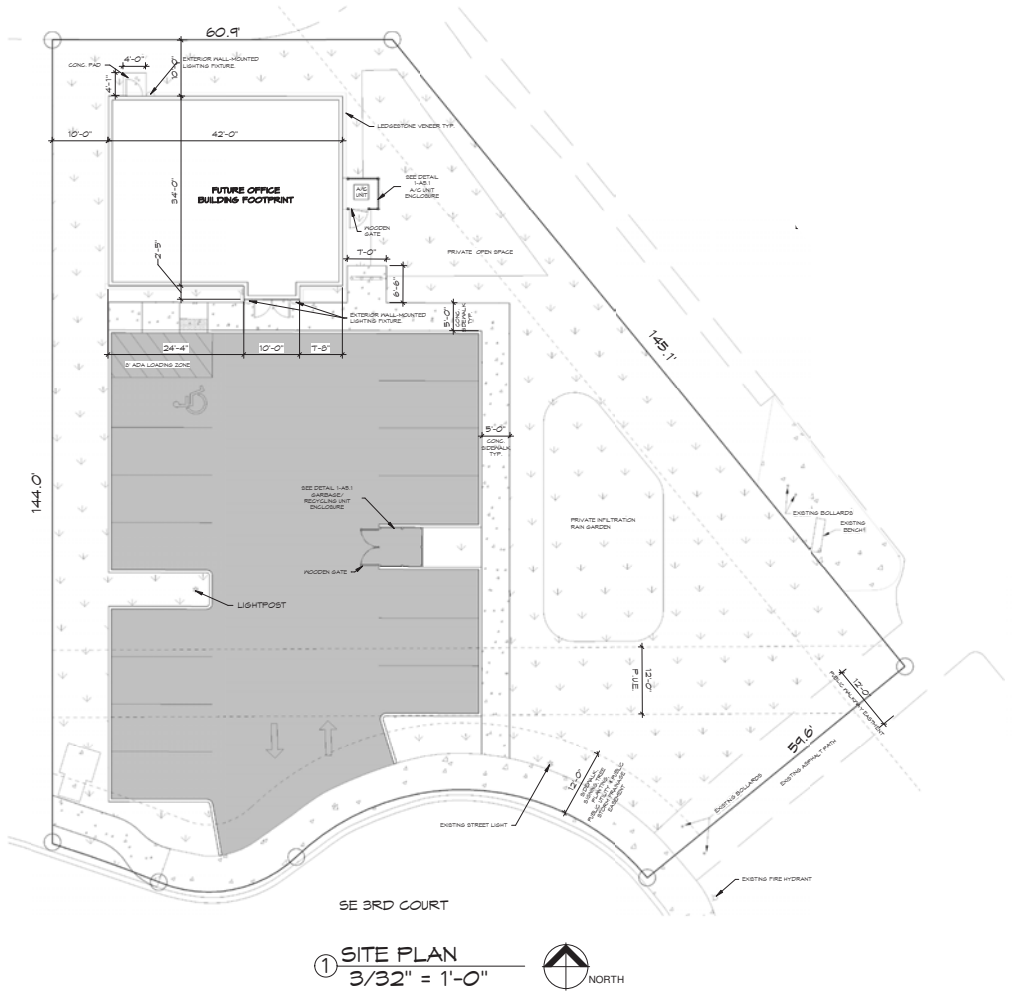
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APPROVED OFFICE PLANS

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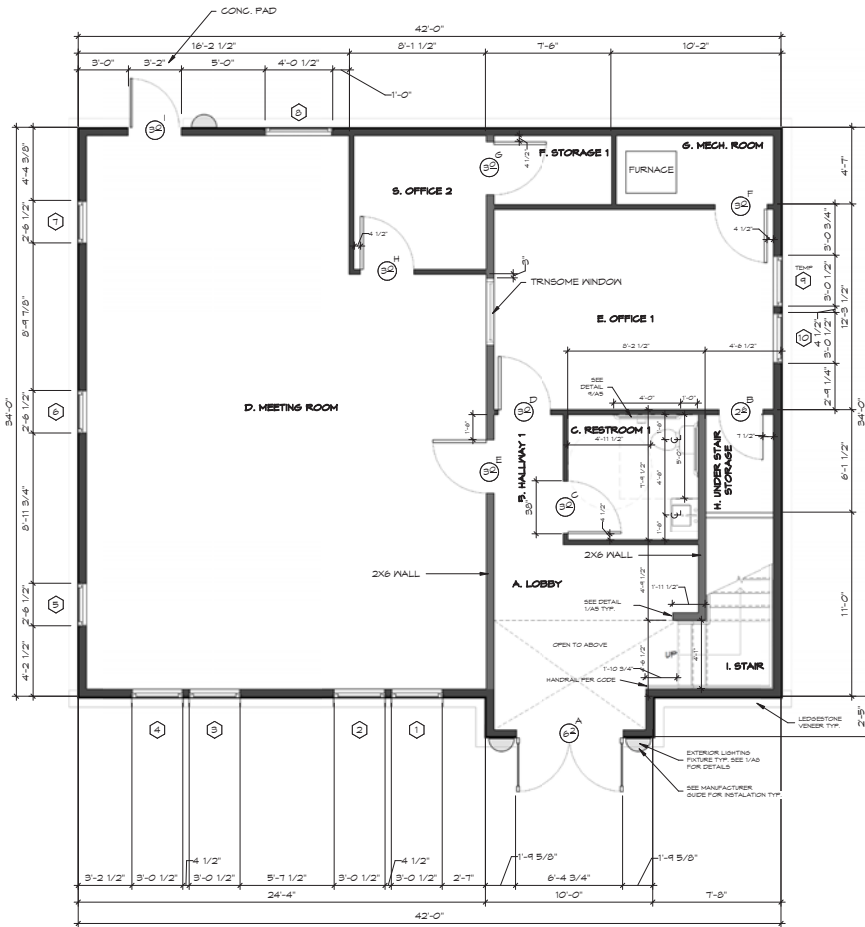
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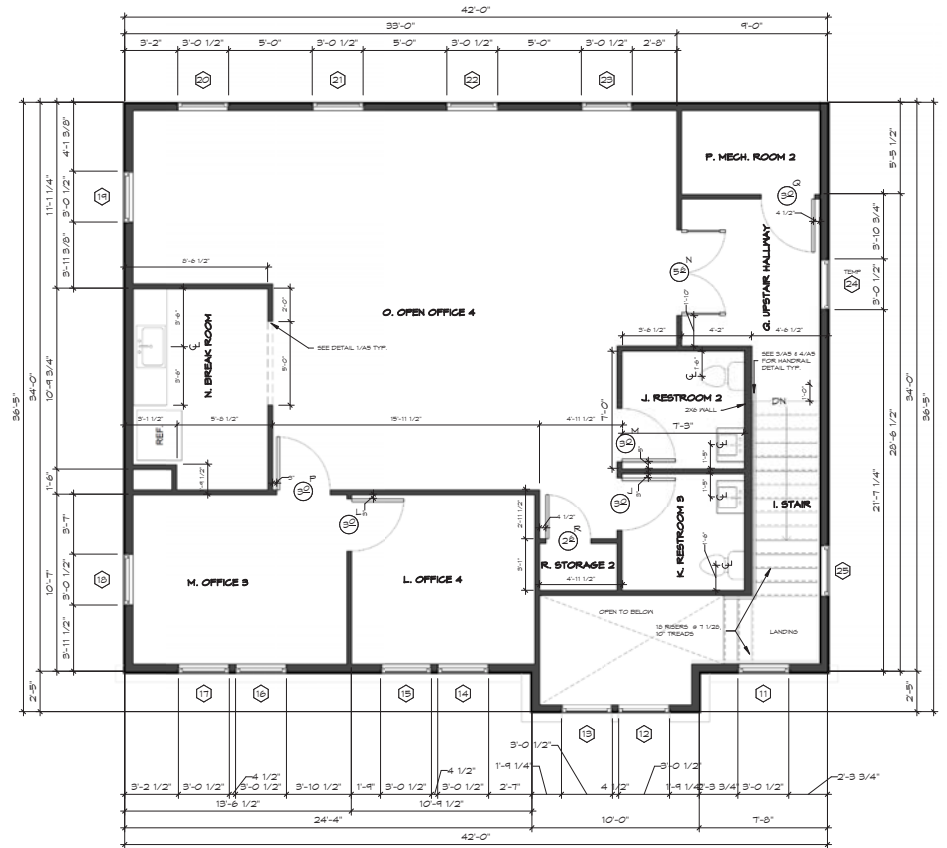
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FIRST FLOOR



SECOND FLOOR



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RETAIL MAP

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