

276 WARNER MILNE RD

FOR SALE



FREESTANDING COMMERCIAL BUILDING IN OREGON CITY

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



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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.

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EXECUTIVE SUMMARY

Opportunity to acquire a freestanding, single-story commercial building totaling $\pm 5,747$ SF on a ± 1.04 -acre paved site in the Oregon City submarket of the Portland MSA. The property features abundant on-site parking and a flexible interior—anchored by a large assembly/training room—suited for office, community/education, medical conversion, or other commercial uses (buyer to verify).

PROPERTY HIGHLIGHTS

- Freestanding building on a full acre—rare combination of building size and suite area in Oregon City
- Expansive paved parking supporting visitors, staff, or higher-intensity uses (subject to zoning)
- Flexible interior plan including a large assembly/training room with stage, reception/lobby, private offices, storage, and support areas
- Exterior window lines provide natural light; covered entries on multiple elevations
- Owner/user or investment potential with strong regional demand for well-parked single-story product
- Arterial adjacency to housing and services supports a variety of community, professional, or medical-adjacent uses (buyer to specify)

BUILDING FEATURES

- Large multipurpose hall/meeting room with drop ceiling and AV mounting ports
- Lobby with reception window and display cases
- Private offices and conference/administrative rooms
- Wide corridors and multiple entries for good circulation
- Utility/storage rooms and typical service areas

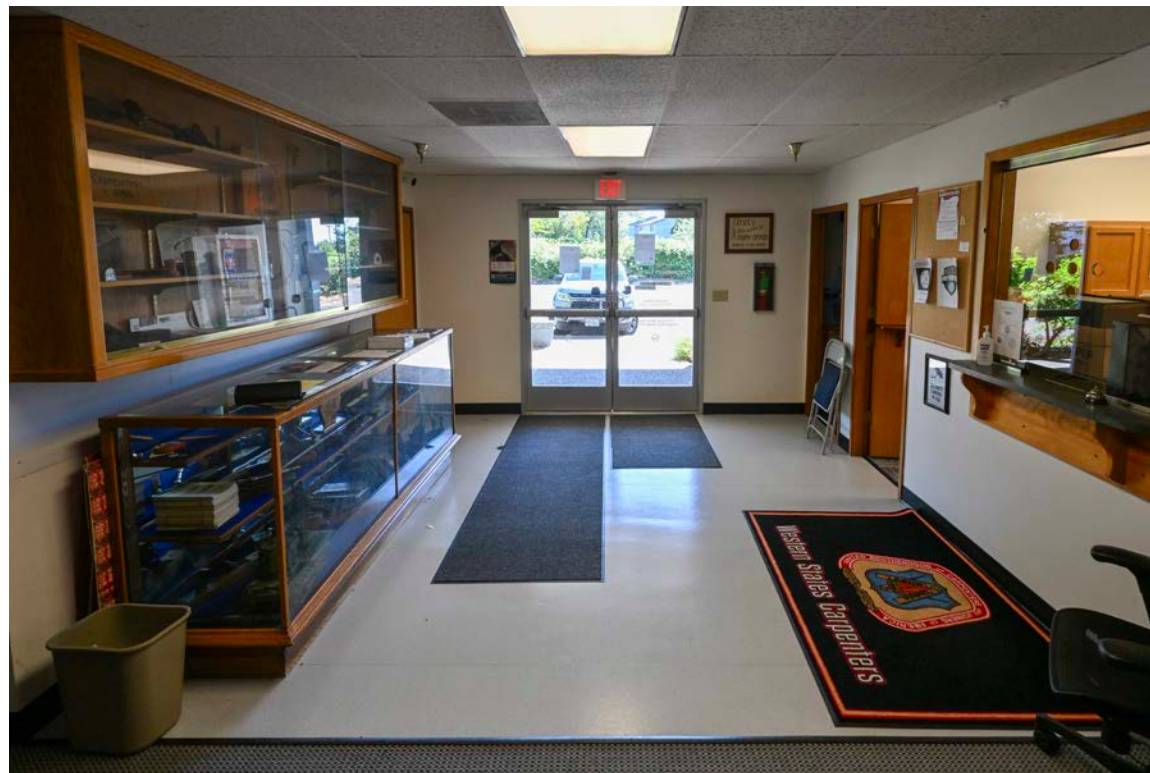
PROPERTY SUMMARY

Building size:	$\pm 5,747$ SF (Single story)
Lot size:	± 1.04 AC (45,302 SF)
Parking:	Extensive on-site surface parking; large paved lot with easy circulation (buyer to verify count)
Access:	Convenient to area arterials and regional corridors; nearby residential and commercial services
Zoning:	MUE
Pricing:	Call for pricing

PROPERTY PHOTOS



276 WARNER MILNE RD | OREGON CITY, OR 97045
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LOCATION OVERVIEW

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,545	53,337	107,250
Households	5,117	20,161	41,494
Median Age	38.5	40.4	42.2
Median Household Income	\$99,033	\$111,822	\$113,717



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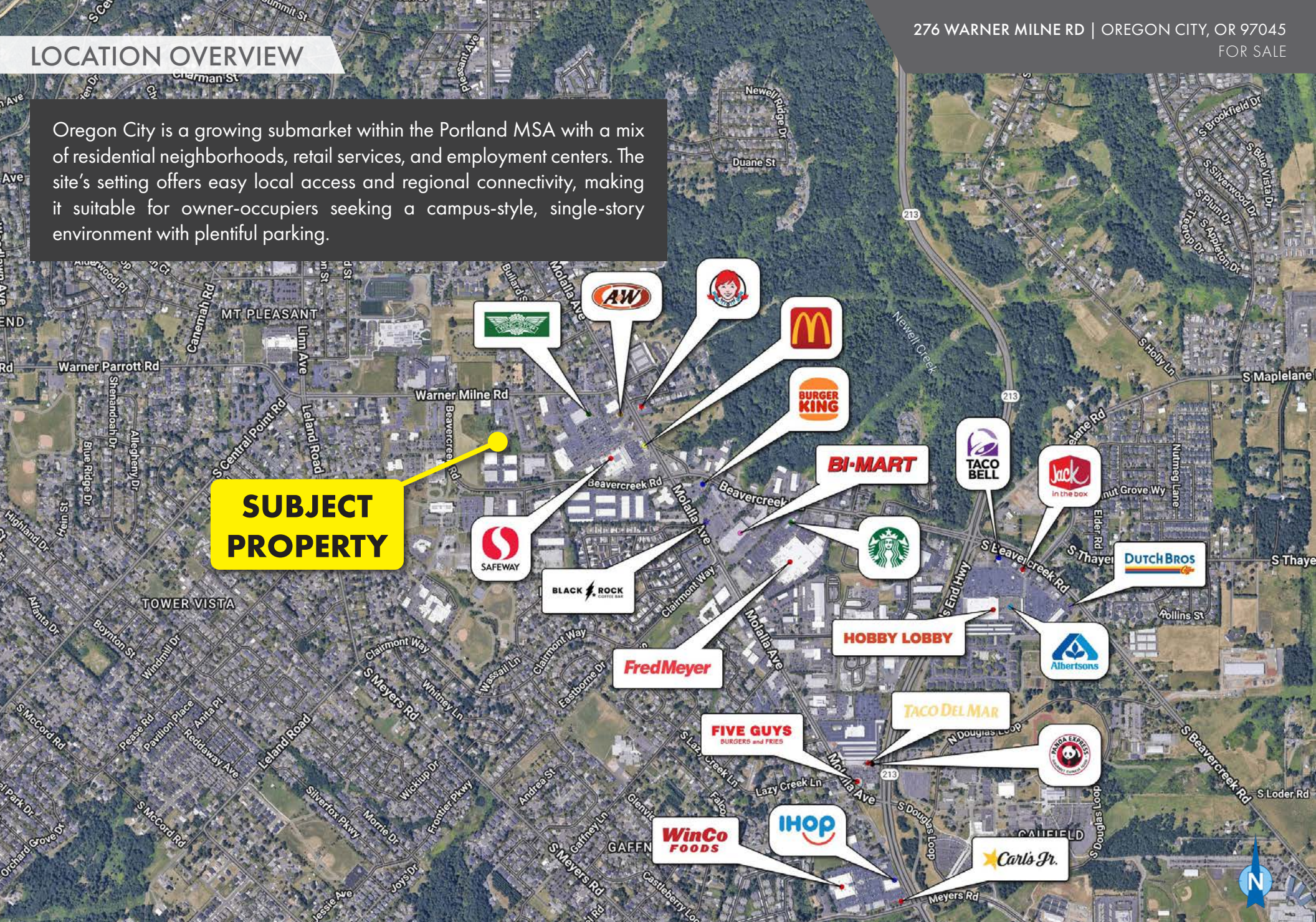


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LOCATION OVERVIEW

Oregon City is a growing submarket within the Portland MSA with a mix of residential neighborhoods, retail services, and employment centers. The site's setting offers easy local access and regional connectivity, making it suitable for owner-occupiers seeking a campus-style, single-story environment with plentiful parking.





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