



FOR SALE OR LEASE

**106 E. 2ND STREET**  
MOLALLA, OR | 97038

**MATT LYMAN**

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## FEATURES

- 9 secured private parking spaces
- Built in 1971 and renovated in 2013
- ADA accessible
- Corner lot with signage
- Open reception with marble countertops
- Zoned C1



**Norris & Stevens**

INVESTMENT REAL ESTATE SERVICES

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 his/her own satisfaction.

(503) 223 3171 • norris-stevens.com • 900 SW 5th Avenue • 17th Floor • Portland, OR 97204



## DETAILS

- \$750,000 or \$15.00/SF + NNN
- $\pm 4,291$  SF medical office with additional  $\pm 1,558$  SF of unfinished 2nd floor storage
- Located on  $\pm 12,000$  SF corner lot

**106 E 2nd St, Molalla, OR 97038**

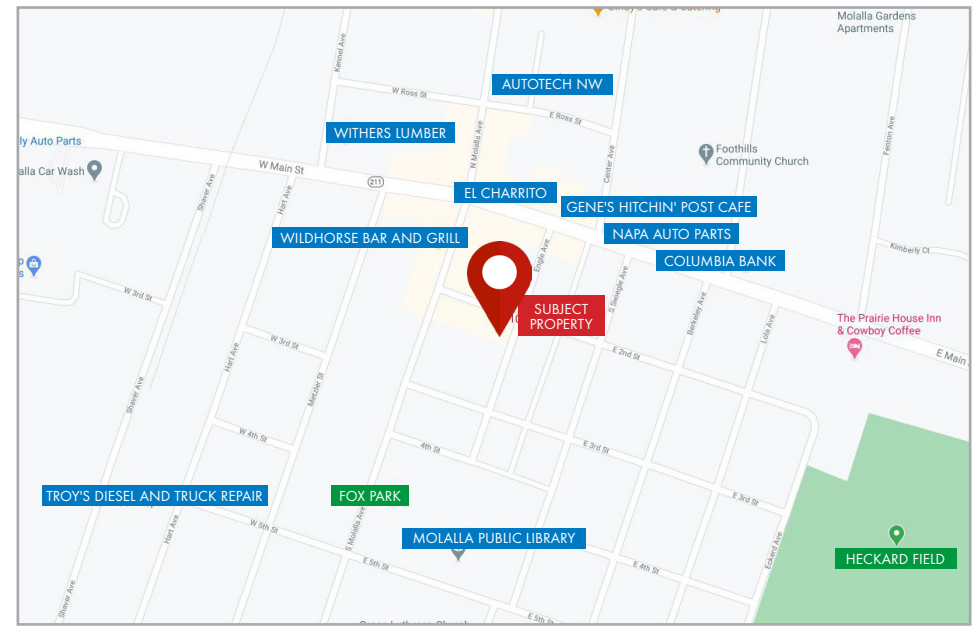
**Main Floor:**

- Office: 16'2" x 20'3"
- Office: 11'2" x 9'1"
- Office: 11'7" x 9'1"
- Office: 11'1" x 11"
- Office: 11'2" x 9'1"
- Office: 11'2" x 9'2"
- Office: 11'2" x 9'1"
- Office: 11'2" x 9'2"
- Office: 11'2" x 11"
- Kitchen: 12'1" x 10'9"
- Utility: 16'1" x 6'9"
- Pantry: 12' x 10'9"
- Reception: 12'2" x 14'2"
- Lobby: 27'5" x 18'
- Bath: 5'1" x 9'1"
- Bath: 5'1" x 9'1"
- Bath: 5'1" x 9'1"
- Bath: 5'1" x 9'1"
- Mechanical: 5'5" x 10'5"
- Hall
- UP Hall
- DN

**Attic:**

- Attic Storage: 12'4" x 14'8" (181 sq ft)
- Loft: 21'2" x 14'8"
- Attic Storage: 14'3" x 14'8" (209 sq ft)
- Attic Storage: 21'9" x 59'6" (1168 sq ft)

	2 mile	5 mile	10 mile	
2010 Households		3,527	5,503	15,230
2020 Households		3,921	5,632	14,980
2025 Household Projection		4,133	5,861	15,498
	2 mile	5 mile	10 mile	
Avg Household Income		\$81,094	\$84,652	\$91,555
Median Household Income		\$63,707	\$67,356	\$73,427



INTERIOR PHOTOS





EXTERIOR PHOTOS



For more information or a property tour, please contact:

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