

Prime Development Opportunity

4202 PACIFIC AVE, FOREST GROVE, OR 97116

PRICE REDUCED!

FOR SALE

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Licensed in OR

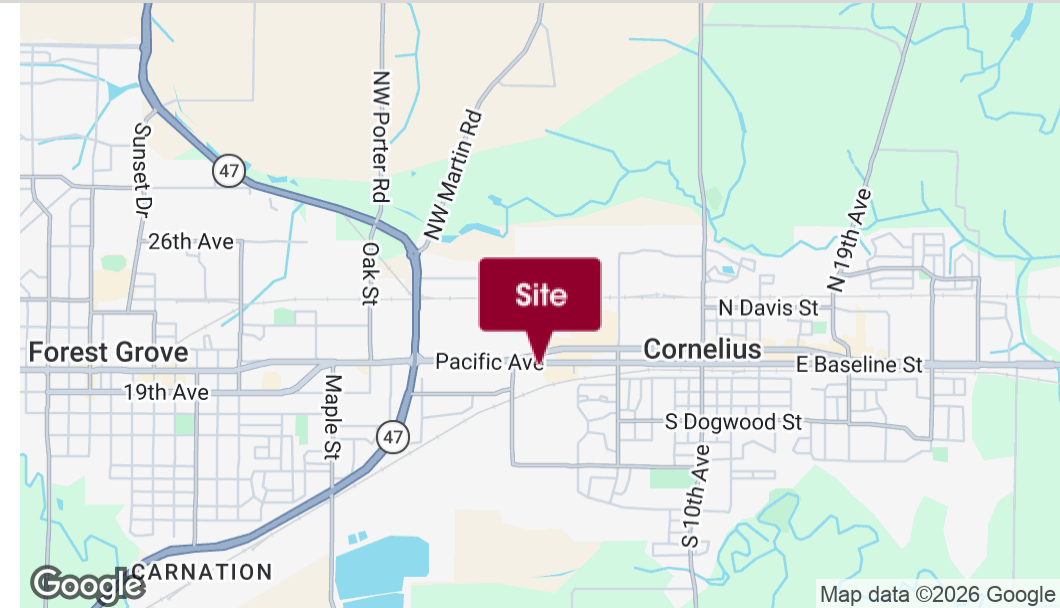
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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

4202 Pacific Ave, Forest Grove, OR 97116



PROPERTY DESCRIPTION

Prime development opportunity in a fast-growing commercial corridor. Zoned CC, the property presents a unique opportunity for a variety of developments. Highly visible location with strong traffic counts and convenient access.

PROPERTY HIGHLIGHTS

- Prime location
- Community Commercial zoning allows for a variety of uses, including retail, fast food, service, office, and multifamily
- Close to city services and major transportation routes
- Also available for ground lease

LOCATION DESCRIPTION

4202 Pacific Avenue in Forest Grove, Oregon, is a 0.87-acre parcel of vacant land situated along one of the city's primary commercial corridors. With Pacific University as a central institution, Forest Grove has seen positive spillover effects from the rapid expansion of commercial and industrial development in neighboring Hillsboro. This location is part of a mixed-use area that blends residential, retail, and service-oriented businesses.

OFFERING SUMMARY

Sale Price:	\$899,950
Ground Lease Rate:	\$6,000 per month
Lot Size:	0.87 Acres
Zoning:	CC - Community Commercial



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