



# Auto Body Owner/User Opportunity

13780 S Macksburg Rd, Molalla, OR 97038



PRESENTED BY



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## OFFERING SUMMARY

PRICE **\$899,900**

BUILDING SQFT **5,800 SQFT**

YEAR BUILT **1975**

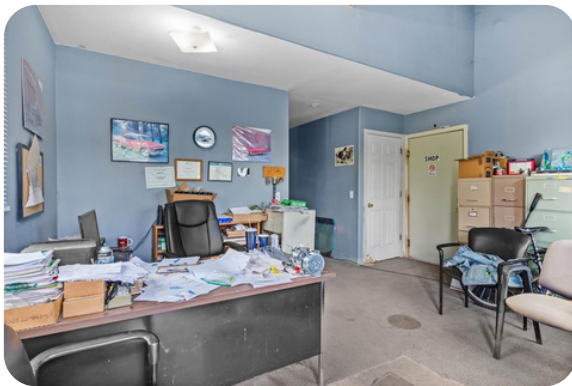
ZONING **Rural Industrial**

## PROPERTY OVERVIEW

Auto body industrial property on a 14,375 SQFT lot, perfect for an owner-user opportunity. Situated on the corner of HWY 213 and Macksburg road yields high drive by traffic. Industrial buildings feature 3-phase power, lifts, outdoor yard, 7 roll up doors and office space. The property has been an automotive workspace that has a permitted paint booth and a chemical suppression fire system.

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PROPERTY PHOTOS



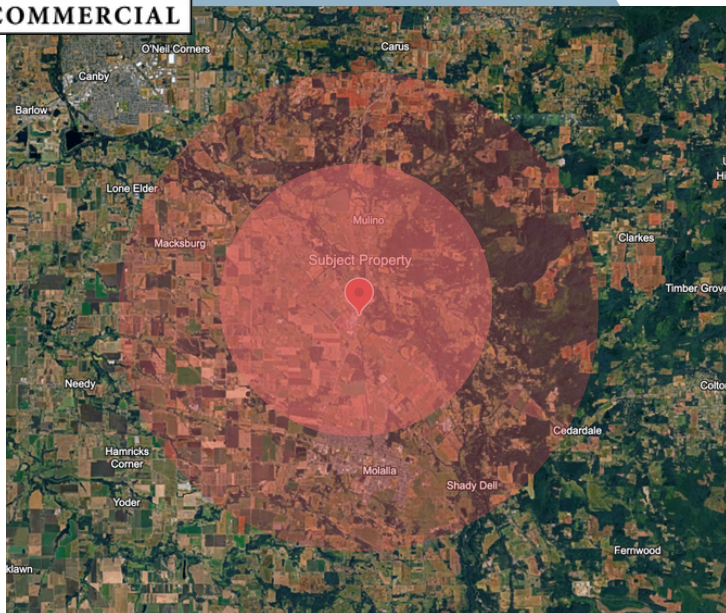


**PROPERTY PHOTOS**





## DEMOGRAPHICS



### Population 3 Mi 5 Mi

Male	4,818	8,250
Female	5,241	8,305
Total	10,059	16,555

### Age 3 Mi 5 Mi

0-14	2,097	3,160
15-24	1,561	2,471
24-54	3,757	6,195
55-64	1,107	2,109
65+	1,537	2,620

### Income 3 Mi 5 Mi

Median	\$48,583	\$59,431
< \$24,999	751	1,058
\$25k-\$49k	1,100	1,662
\$50k-\$99k	1,277	2,144
\$100k-199k	433	928
> \$200,000	22	136