

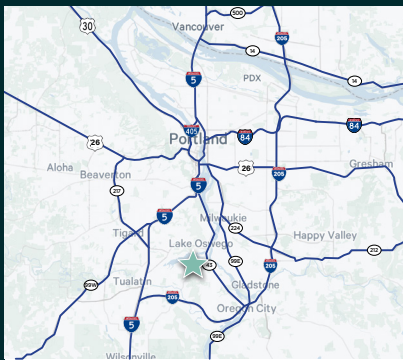
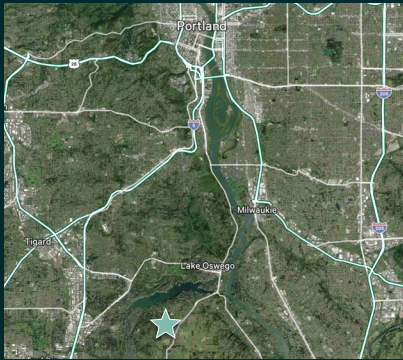
# 1271 Overlook Drive

## The Offering

Sale Price: \$3,100,000

CBRE, Inc. is pleased to present a 2.53 AC land site with an existing 19,144 SF facility in Lake Oswego, OR across the street from Lakeridge High School.

This opportunity is well suited for an owner/user or a residential development.



The property is currently occupied, please do not disturb occupants. Tour by appointment only.

**CBRE**



### PROPERTY DETAILS

ADDRESS	1271 Overlook Drive, Lake Oswego, OR 97034
JURISDICTION	City of Lake Oswego
COUNTY	Clackamas
PARCEL	00316786
BUILDING SIZE	19,144 SF
LOT SIZE AC	2.53
LOT SIZE SF	110,207
EXCESS LAND	±2.16 AC, 94,063 SF
YEAR BUILT	1971
ZONING	R-15 ( <a href="#">Residential-Low Density</a> )

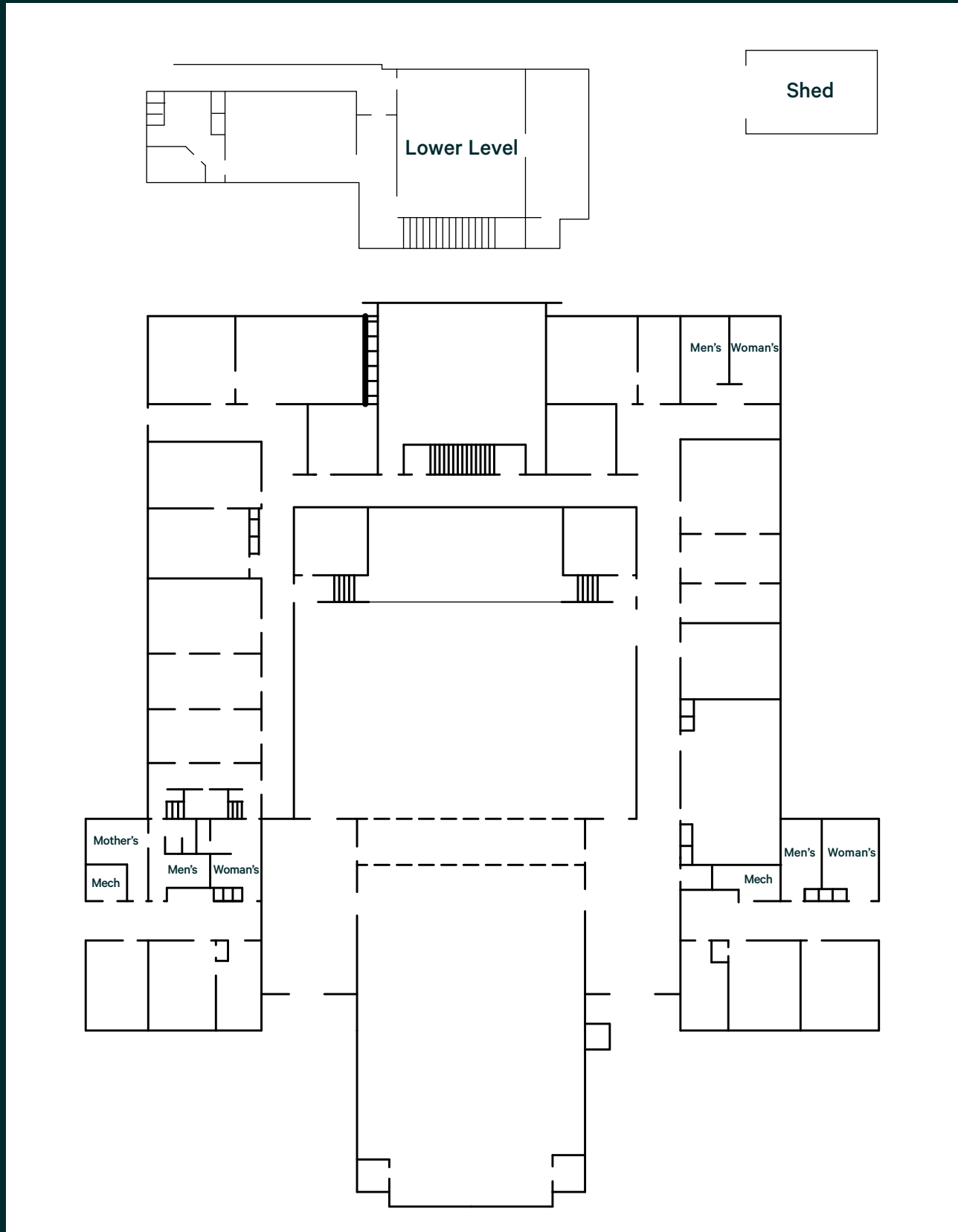
#### PERMITTED USE

- Residential: Single-family detached dwelling, duplex, townhouse project, cottage cluster, quadplex, triplex, manufactured home, group care home
- Public & Institutional: Certified or registered family child care home, telecommunications facility (collocated)



# Floor Plan

1271 Overlook Drive  
Lake Oswego, OR 97034

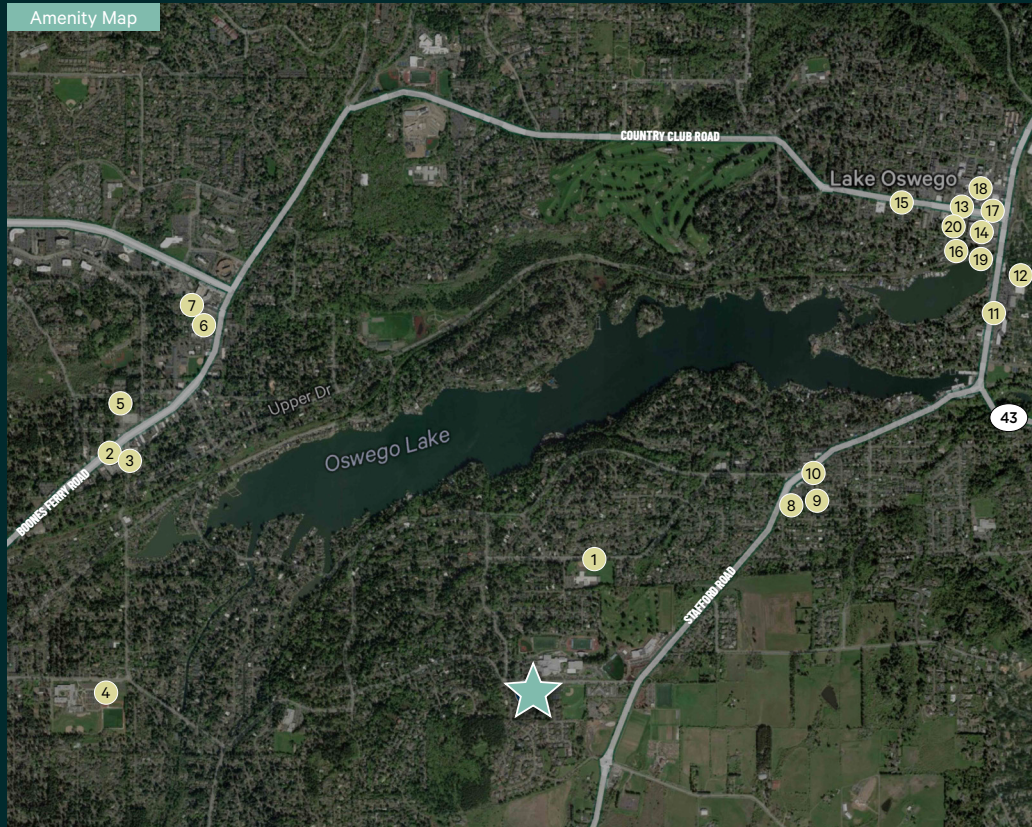


# Location Overview

1271 Overlook Drive  
Lake Oswego, OR 97034

Lake Oswego, Oregon is a highly sought after suburb 10 miles south of Portland.

The opportunity resides south of Oswego Lake in the Palisades neighborhood, home to approximately 4,000 people and 1,700 homes<sup>1</sup>. Characterized by wooded areas, residents enjoy a family-friendly, rural feel, just 20 minutes from Downtown Portland. Approximately 81% of the area is zoned for single-family dwellings<sup>2</sup>. The central location provides quick access to Downtown Lake Oswego, Lake Grove shops and cafes, and Bridgeport Village.



## 1271 Overlook Drive

1. Lakeridge High School
2. Zupan's Markets
3. La Provence Boulangerie & Patisserie
4. Lakeridge Middle School
5. Albertsons
6. Elephants
7. CVS
8. New Seasons Market
9. Domino's Pizza
10. Cathedral Coffee
11. Petco
12. Whole Foods
13. Salt & Straw
14. Bamboo Sushi
15. Kyra's Bake
16. St. Honoré Bakery
17. Kure Superfood Café
18. Chico's
19. Lake View Taphouse
20. Holy Taco

## Contact Us

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**CBRE**

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