

# Commercial Zoned Parcel

3200 E HAWORTH AVENUE, NEWBERG, OR 97132



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FOR SALE

 **MACADAM  
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COMMERCIAL REAL ESTATE SERVICES

# FOR SALE

3200 E Haworth Ave, Newberg, OR 97132

## LOCATION DESCRIPTION

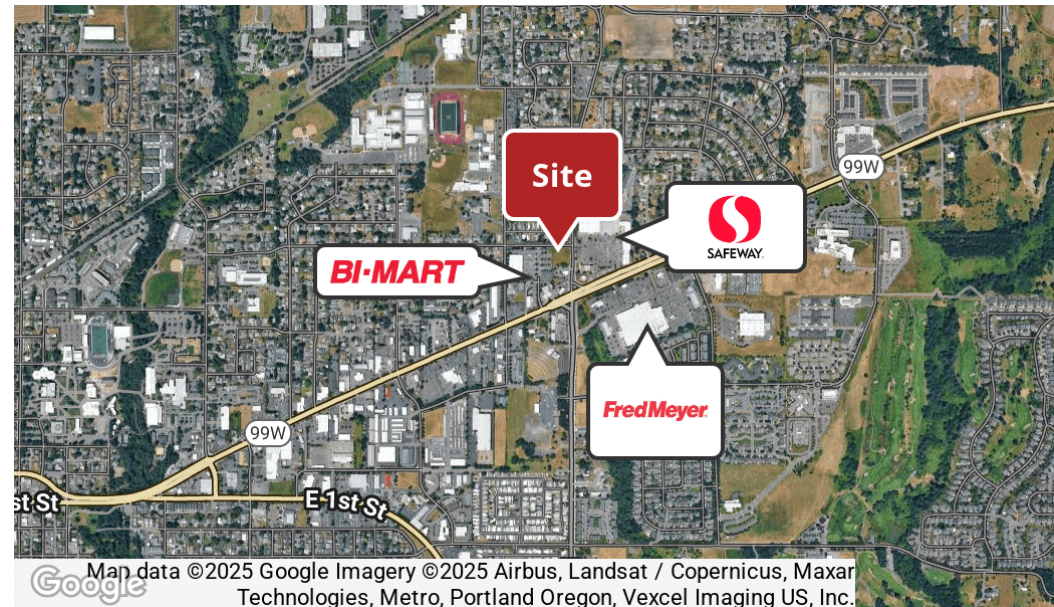
Corner parcel located one block north of Hwy 99 on N. Springbrook Road and Haworth Avenue. Directly across the street from Springbrook Plaza. Neighbors include Safeway, Bi-Mart, and Fred Meyer.

## PROPERTY HIGHLIGHTS

- 0.82 acre parcel is zoned C-2 and is fully entitled for a 28 unit multi-family project.
- Due diligence information includes:
  - Approved plans
  - Survey
  - Traffic study
  - Environmental
  - Utility plans
  - Land use approval
- Some of these documents can be utilized for other types of development
- Seller is a General Contractor/Developer and would consider a Build-to-Suit to Lease or Sale.

## OFFERING SUMMARY

Sale Price:	\$820,000 (22.95/SF)
Lot Size:	35,724 SF
Zoning:	C-2: Community Commercial City of Newberg
Uses:	Retail sales & services, office, and multi-family



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