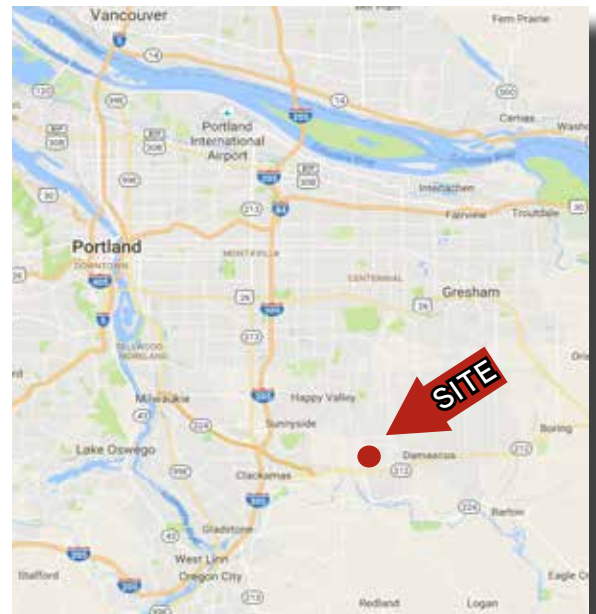




This aerial map shows the property located at the intersection of SE 172nd Ave and Clackamas Highway 212. The property is outlined in yellow and contains a dense forest. A north arrow is in the top left. An inset image shows a closer view of the property's southern boundary.

- Just 4 miles east of I-205 and Clackamas Town Center
- Near brand new elementary and middle school
- Near brand new Clackamas County Parks & Recreation Center
- Near brand new Fred Meyer on SE 172nd in Happy Valley
- Direct access to Hwy. 212



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FOR SALE > HAPPY VALLEY/CLACKAMAS AREA  
3.2 AC - INDUSTRIAL LAND PLUS  
3,400 SF RESIDENCE & SHOP

16711 SE HIGHWAY 212, CLACKAMAS, OREGON



Located in the heart of the expanding Happy Valley Clackamas area of the Southeast Portland Metropolitan Area

<b>Buildings:</b>	1970's, 3400 SF residence in good condition. Approximate 2,000 SF shop.
<b>Land Size:</b>	3.21 acres.
<b>Zoned:</b>	IC - Industrial Campus.
<b>Use:</b>	Maintain present residential use OR eventually develop as light industrial or service use.
<b>Access:</b>	Presently direct to Highway 212. <ul style="list-style-type: none"> <li>Highway 212/172nd Avenue: New, lighted interchange for improved traffic flow.</li> </ul>
<b>Adjacent Property:</b>	Adjacent +/- 13 acre parcel for sale also. Call for details.

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