

623 7<sup>TH</sup> STREET, OREGON CITY, OR 97045

FOR SALE



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# Mixed Use Space

Restaurant, Retail, Office, Storage

Rare opportunity to own the charming Singer Hill Building on a half-block in historic midtown Oregon City. The building has 18' ceilings with exposed old-growth beams, and was remodeled extensively in 2022 with new HVAC, sprinklers, and an ADA bathroom. The building includes a café/retail ( $\pm 3,750$  SF), office ( $\pm 650$  SF), and warehouse storage with an overhead garage door ( $\pm 3,760$  SF). The building is ideal for a restaurant, brewery, maker, or construction company.

The café opens onto a slate and brick patio ( $\pm 3,432$  SF) with water features and beautiful, mature vertical gardens. The half block also includes a developable fenced garden area that can be purchased separately.



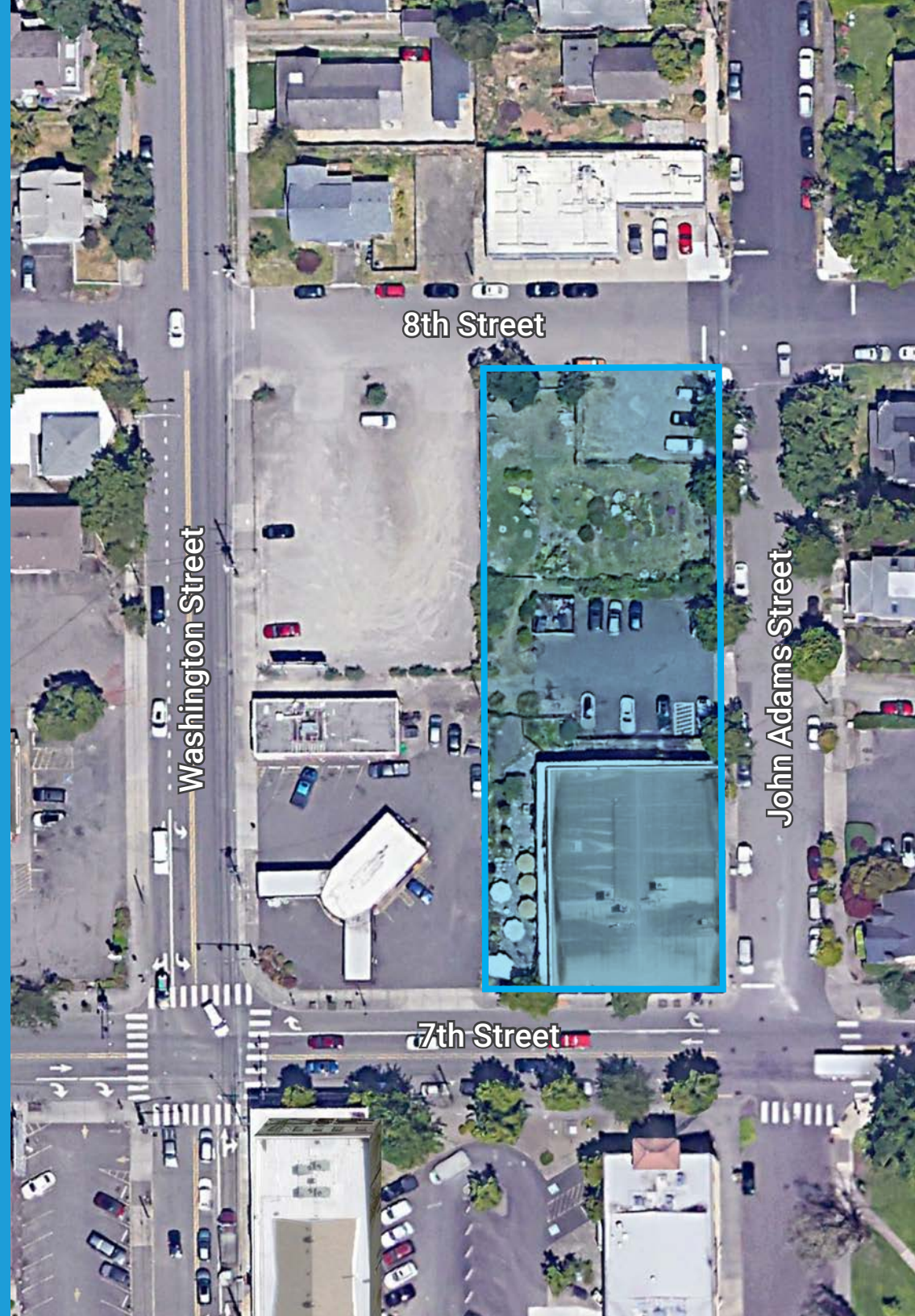
## Space Details

- Address:** 623 7th St  
Oregon City, OR 97045
  - Space Size:**  $\pm 7,900$  SF zoned MUC-1, with existing café, warehouse, and office space, suitable for all users
  - Parcel Size:**  $\pm 0.61$  AC/ $27,828$  SF provides additional parking and yard space
  - Year Built:** 1927 construction
  - Tax Benefits:** Located in an Opportunity Zone
  - Rate:** Contact broker for pricing
- Seller is willing to carry a contract.



# Space Highlights

- » Corner lot on a busy road with excellent street visibility.
- » One grade door for loading.
- » Gorgeous indoor and outdoor vertical gardens.
- » Large stone-paved patio space with extensive vertical gardens.
- » Wooden garage doors function as roll-up windows that provide an indoor/outdoor experience and abundant natural light throughout the space.
- » Developable excess land to the northeast of the property currently used as a garden.
- » Plentiful off-street parking and overflow parking available.
- » Convenient access to I-205.
- » Located in historic midtown Oregon City, only a short walk to downtown via 7th Street to the municipal elevator, the only vertical street in the US.



# Floor Plan



# Great Walkability

