



PUBLISHED RESERVE: \$1,075,000

	A	B
	\$425,000*	\$650,000*
LAST ASKING:	\$1,299,000	First Time Offered
SIZE: 11.30± Acres:	5± Acres	6.3± Acres
ZONING:	MU (Mixed-Use) GC (General Commercial) HC (Highway Commercial)	
PROPERTY INSPECTION:	At Any Time	

FINANCING: Subject to Seller's approval of Purchaser's credit: A 30% down payment with the balance secured by a first deed of trust, amortized over 20 years at 6% interest, calling for monthly payments of principal and interest; all due and payable at the end of 3 years.

DESCRIPTION: This 11.3± acre mixed-use development site is located in St. Helens, Oregon, 32 miles north of Portland, along Highway 30. The property is next to the Columbia Commons Business Park which includes Legacy Urgent Care, Fresenius Dialysis Center, Oregon State Police and the Wauna Credit Union. Spring Meadow Assisted Living Community is just north of the property, and Meadow Park Health Facility is to the south. Columbia River Foursquare Church is the adjoining owner to Parcel A.

St. Helens is the Columbia County seat, and residents commute to employment centers south to Portland and north to Longview, Washington.

The property is one of the largest sites with exposure and access to Highway 30 in St. Helens. It is being offered in both its entirety, or in two parcels of 5± acres and 6.3± acres. The sale of either Parcel A or Parcel B is subject to combined total bids in the aggregate to equal, or exceed, the bulk reserve price of \$1,075,000. The partition of the