

**16644 LIVESAY RD** Oregon City, OR 97045



**\$ 1,999,000**

**MLS# 20698142**

**3 Bedrooms . 2 Bathrooms . 2,151 Sqft**

owner. bWE HAVE 6 PLUS ACRES IN THE CITY (METRO AREA) THAT IS PART OF A 100 ACRE DEVELOPMENT. THE DEVELOPMENT IS READY TO MOVE FORWARD. THE LAND IS ZONE R5 FOR 5000SF LOTS. THE PROPERTY IS ALL VIEW LOTS AND WE WILL HAVE ABOUT 45 LOTS AFTER ROAD LOSS AND TWO SPOTS THAT ARE OVER 35% GRADE. THE VIEW LOTS WILL BRING AROUND 200,000. EACH FOR A TOTAL GROSS 9MIL IF YOU WANT TO BUILD THE 45 HOMES OUT AND NOT JUST SALE THE LOTS THEN YOUR NUMBER WILL BE WAY OVER 9mil buyer to do his own due diligence.



**John L. Scott Spokane**

CELL  
**509-455-8600**

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REAL ESTATE