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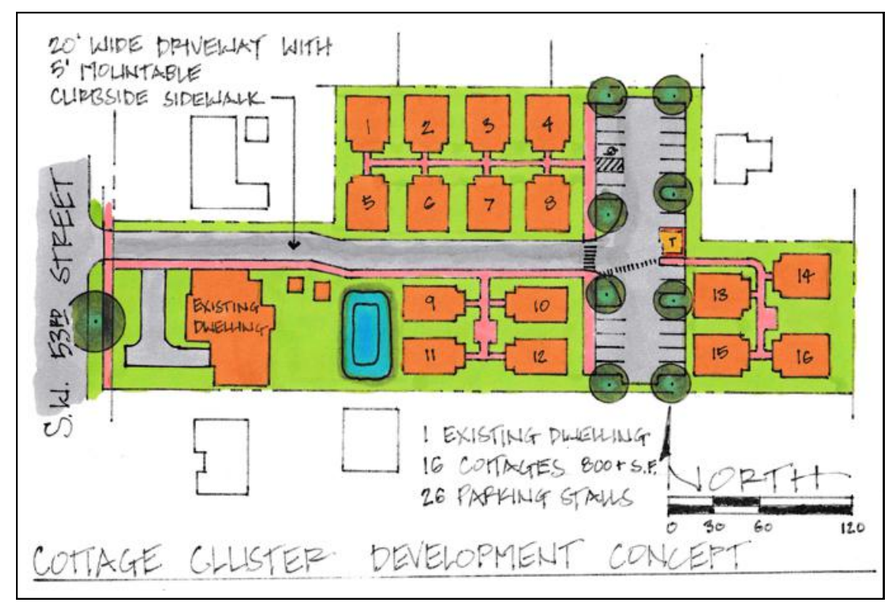
For Sale: 1045 SW 53rd Street, Corvallis OR 97333

MLS: 834927 | $1,750,000 | 1.71 Acres | Zoned RS-6

Highlights

- **Prime Redevelopment Opportunity**
- Zoned RS-6
- **Potential to keep the existing residence**
- Excellent candidate for cottage clusters
- **Potential for up to ~41 small townhomes**
- Minutes to shopping, trails, OSU, downtown
- **Outstanding views of farm and Mary's Peak**



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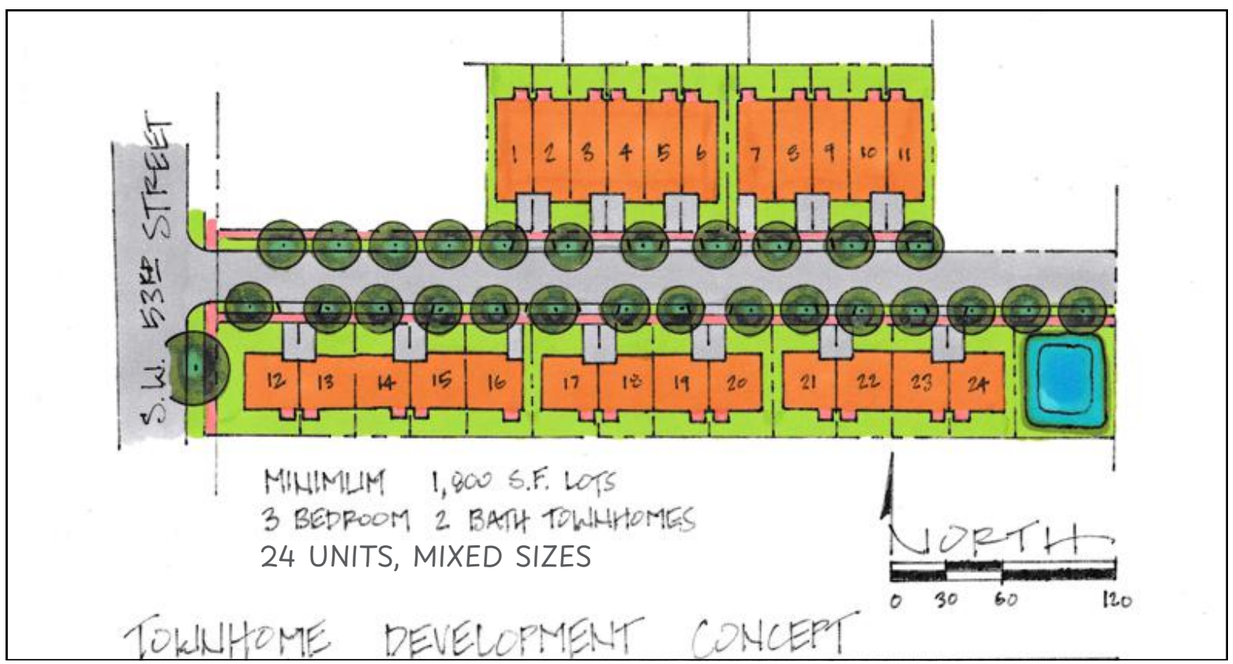

This particular concept removes the existing dwelling and extends a new local public street into the site, creating 24 new lots for townhomes with a minimum lot size of 1,800 SF. The townhomes in this example include traditional configuration units along the North side of the road, and wider / shallower units along the South side. Each townhome has a single car garage and a driveway that can accommodate an additional vehicle. This particular concept demonstrates 24 total units of varying size, but middle housing allows for up to 24 units per acre, so potential exists for up to ~41 total units on the 1.71 acres.

1.71-Acre Redevelopment Opportunity Near OSU & Shopping

This exceptional **1.71-acre tree-lined property** is spread across **two** level, build-able **tax lots**, and offers a unique blend of comfortable living and future development possibilities.

The **existing residence has been well maintained**, and offers 1,664 square feet of single story living with 3 bedrooms, 2 bathrooms, and a covered patio.

The home and property have one of the **best views in town**, showcasing the Oehler's rolling farmland with their truly iconic SW Corvallis **red barn** with views of **Mary's Peak** over the horizon.

The **RS-6 zoning** makes this property conducive to a variety of redevelopment options. You could keep the existing home (if desired) and add an **unrestricted number of cottage clusters**. If a maximum number of units is what you're looking for, the property could be subdivided into a potential **~41 small town homes**. Multifamily development is (of course) also an option, as are single family residences on their own lots.

If your plans include the existing home, you'll appreciate the **well-kept 1952 ranch** for it's classic charm, built-in storage, and the expansive picture windows capturing those lovely views. The living room features a cozy **gas fireplaces** and wood accent wall. The family room, with charming stonework surrounding a second gas fireplace, opens to the covered patio via sliding glass doors for **effortless indoor-outdoor living**.

Regardless of what you decide to use the property for, the **location is highly desirable**. Conveniently located between Philomath Boulevard and West Hills Road, you're only **minutes away from shopping, OSU, and downtown Corvallis**.

SW 53rd Street also has direct access to a **paved multi-use path** that connects to campus, the C2C (Corvallis to Sea) trail, and downtown. Outdoor enthusiasts will also enjoy the close proximity to Bald Hill, Fitton Green, and other great spots renowned for their outdoor opportunities.

Showings are by advance appointment, only. **Do not disturb tenants.**

Don't miss the full property website, linked below, for more photos, video, 3D tour, and downloads- including the full **offering memorandum** and **early title work.**

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More Pictures

Video Tour

3D Tour

All information is deemed reliable but not guaranteed, buyer relies solely upon its own independent investigations regarding all aspects or conditions of the property, zoning, & any other matters in determining the suitability of the property for the buyer's intended use.