

## 702 HIGH ST. NE. SALEM OR. 97301

### MULTI-TENANT COMMERCIAL BUILDING

Approximately 2400 square feet with a front showroom area, and shop space in the back. Frontage on High St. Signage is available. Great visibility, walking distance from neighborhoods.

Lease is modified gross (MG); monthly rent includes base year taxes, base building insurance, exterior building maintenance, and grounds maintenance, The Lessee is responsible for all utilities and services to the rented area, plus basic interior maintenance such as light bulbs and ballasts, or light plumbing issues.

Owner has replaced storefront glass on High Street, along with new 1 phase electrical service, new gas service, fresh exterior paint, and new roof top air conditioning unit. Tenant Improvements are available.

Offered at **\$.85**

702 High St NE, Salem, OR. 97301

Loopnet ID:

MLS Listing#

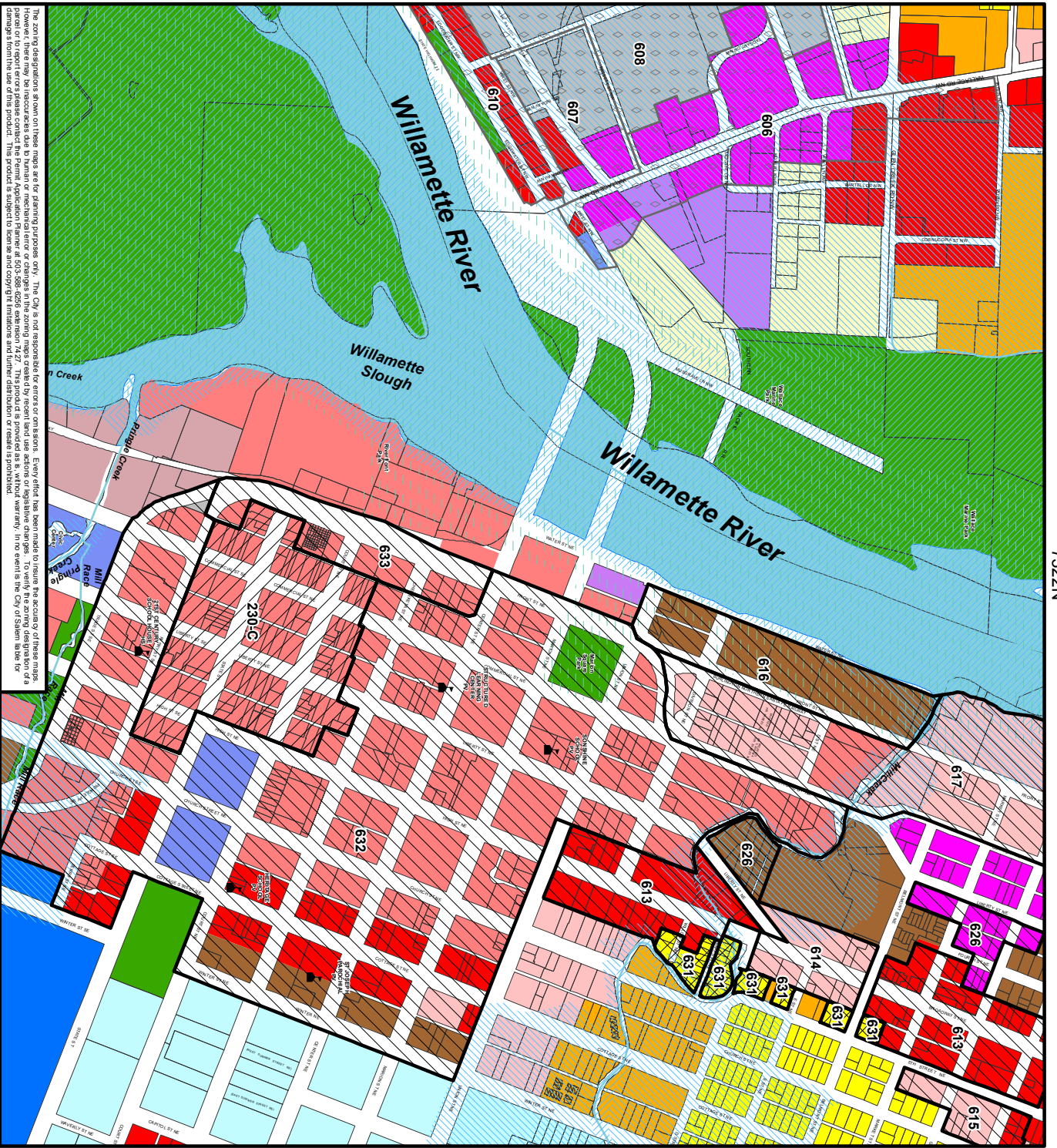


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### PROPERTY FEATURES

- COMMERCIAL RETAIL ZONE
- BROADWAY OVERLAY ZONE
- 9000 SF TOTAL BUILDING
- 2/ 1000 PARKING RATIO
- NEW STOREFRONT GLASS
- NEW ADA RESTROOM
- CONCRETE BUILDING
- OFF STREET PARKING
- NO PARKING TAX
-

7322N



7321S

The zoning designations shown on these maps are for planning purposes only. The City is not responsible for errors or omissions. Every effort has been made to ensure the accuracy of these maps. However, there may be inaccuracies due to human or mechanical error or changes in the zoning maps created by recent land use actions or legislative changes. To verify the zoning designation of a parcel, please contact the Planning Department at 503.595.3300. This product is subject to license and copyright limitations and further distribution or resale is prohibited.

# Zoning

City of Salem, Oregon  
Community Development  
Planning Division

## Zoning Designations

- CB - Central Business District
- CG - General Commercial
- CN - Neighborhood Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- FMU - Fairview Mixed-Use
- NCMU - Neighborhood Center Mixed-Use
- SWMU - South Waterfront Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- I - Intensive Industrial
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PS - Public Service
- RA - Residential Agriculture
- RD - Duplex Residential
- RH - Multiple Family High-Rise Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RS - Single Family Residential
- Edgewater/Wallace Road Overlay Zone
- Willamette Greenway Overlay Zone
- Compact Development Overlay Zone \*
- Historic District \*
- Mixed-Use Overlay Zone \*
- Overlay Zone \*
- Greenway Boundary
- Flood Plain
- Flood Way
- Civ. Limits
- Urban Growth Boundary
- Taxlots
- Water
- School



**7322S**



Community Development Dept.

\* For the number/descriptor descriptions shown on the map, see "Overlay Zones/Districts Locator" document on main zoning webpage at: <http://www.ci.salem.or.us/zoning>

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FRONT VIEW LOOKING EAST



REAR VIEW LOOKING WEST

