



## 1730 Water Street NE. Salem, Oregon

### SHOP WITH YARD

Small shop with gated and fenced yard. The property is located in north Salem adjacent to Ennis Paint. Close enough to downtown for local customers and less than 2 miles to I-5, make this a strong location for a service based company with outside reps or contractor. Parking off the ally, and frontage on 2 streets. The building is across from the Willamette Landing apartments. Yard area measures 90' x 30' with access onto water, and the alley. The building is wood framed, fully insulated and dry walled, with metal roof and metal siding.

Offered at **\$542,850 (\$105/ SF)**

1730 Water St. NE Salem, Or. 97301

Loopnet ID:

MLS Listing#

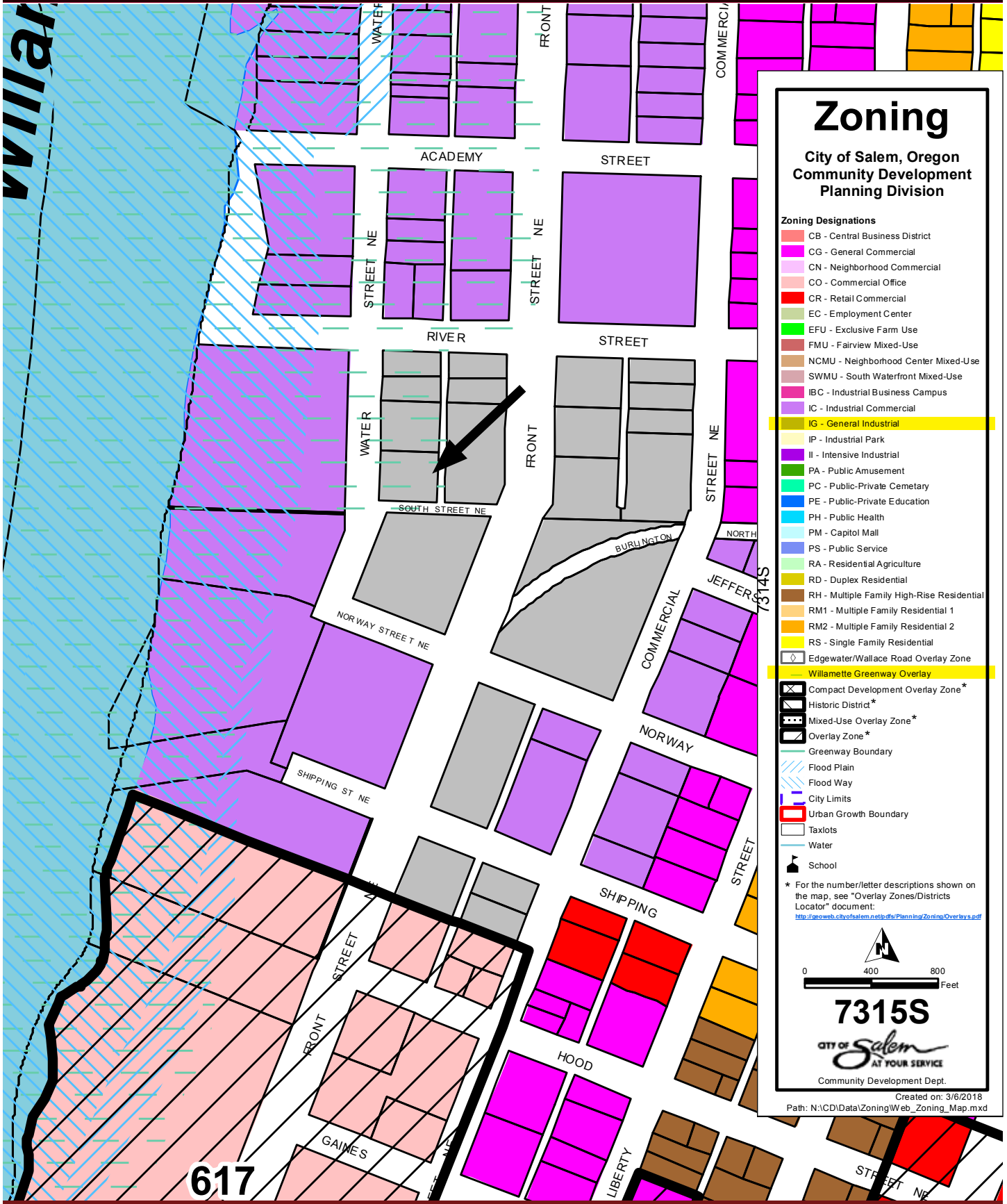


Agency Disclosure: [www.oregon.gov/rea/EDU/docs/Sample%20Initial%20Agency%20Disclosure%20Pamphlet.pdf](http://www.oregon.gov/rea/EDU/docs/Sample%20Initial%20Agency%20Disclosure%20Pamphlet.pdf)

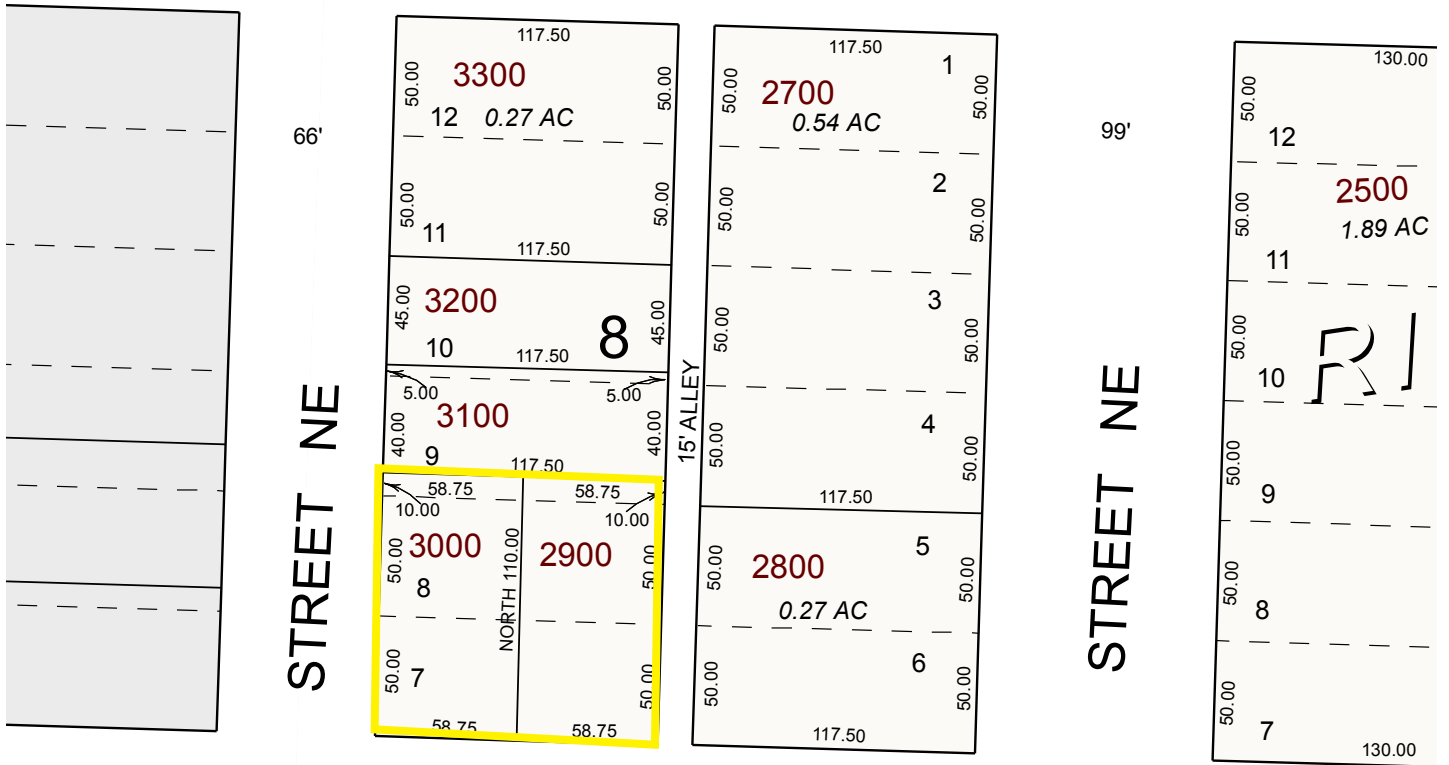
### PROPERTY FEATURES

- IG ZONED
- WILL. GREEN WAY OVERLAY
- 5170 SF
- .27 ACRES
- 16' EVE HEIGHT
- CLEAR SPAN
- 12 X 14 O/H DOORS
- FENCED YARD AREA
- CORNER LOT
- SUITABLE FOR CANNABIS
- > 4 MILES TO I-5
- QUIET LOCATION

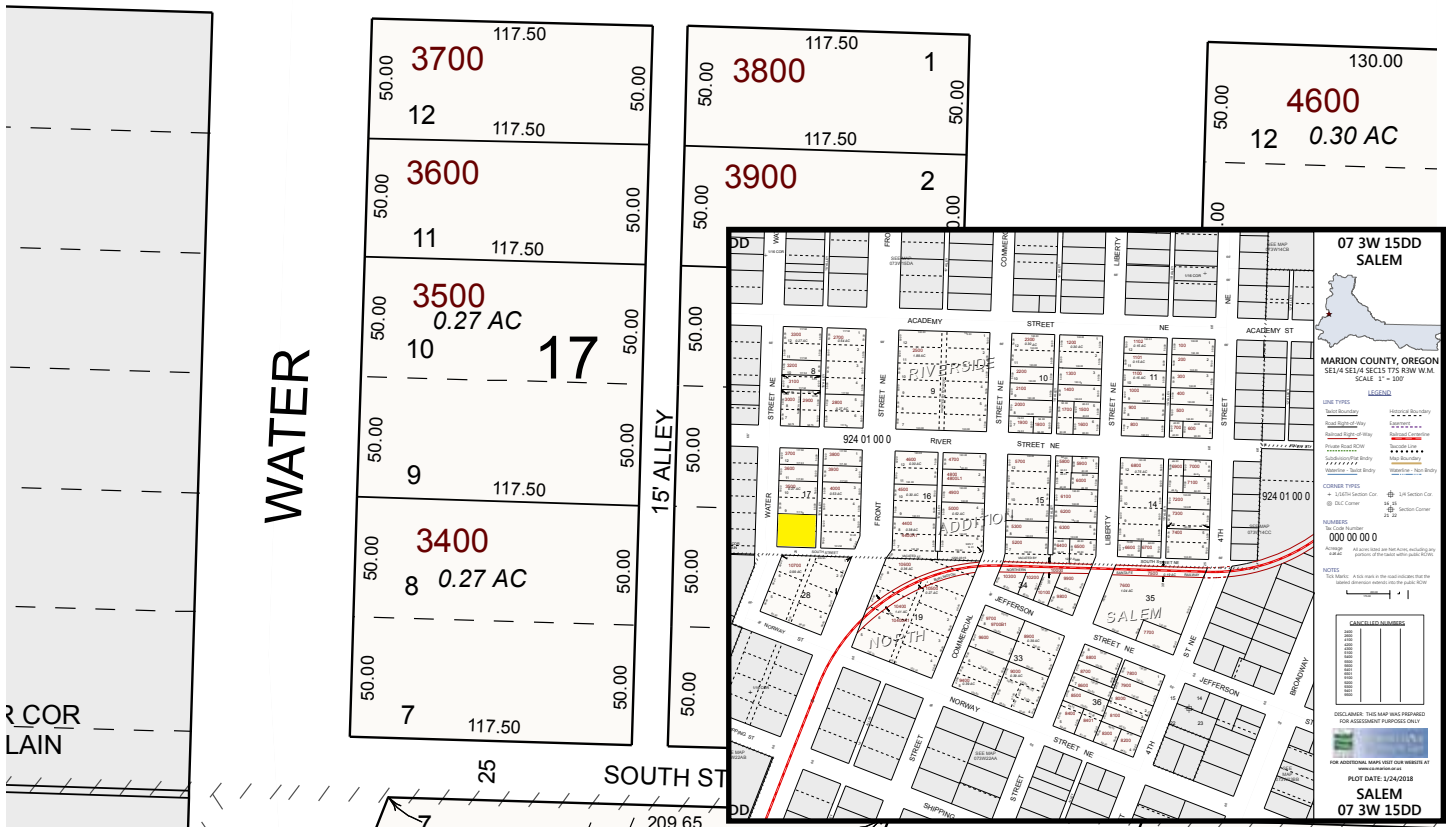




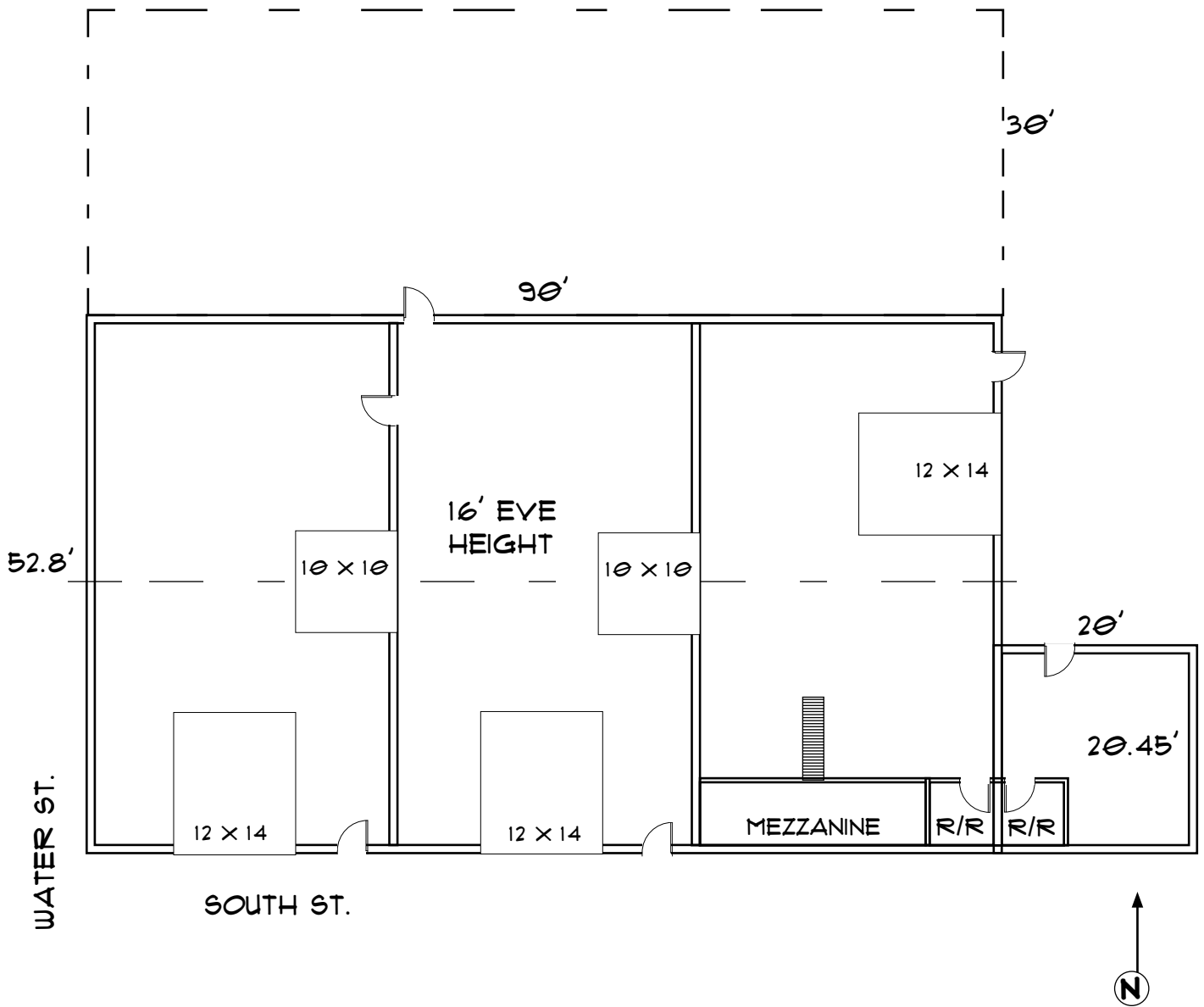




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1730 WATER ST NE SALEM, OR 97301

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

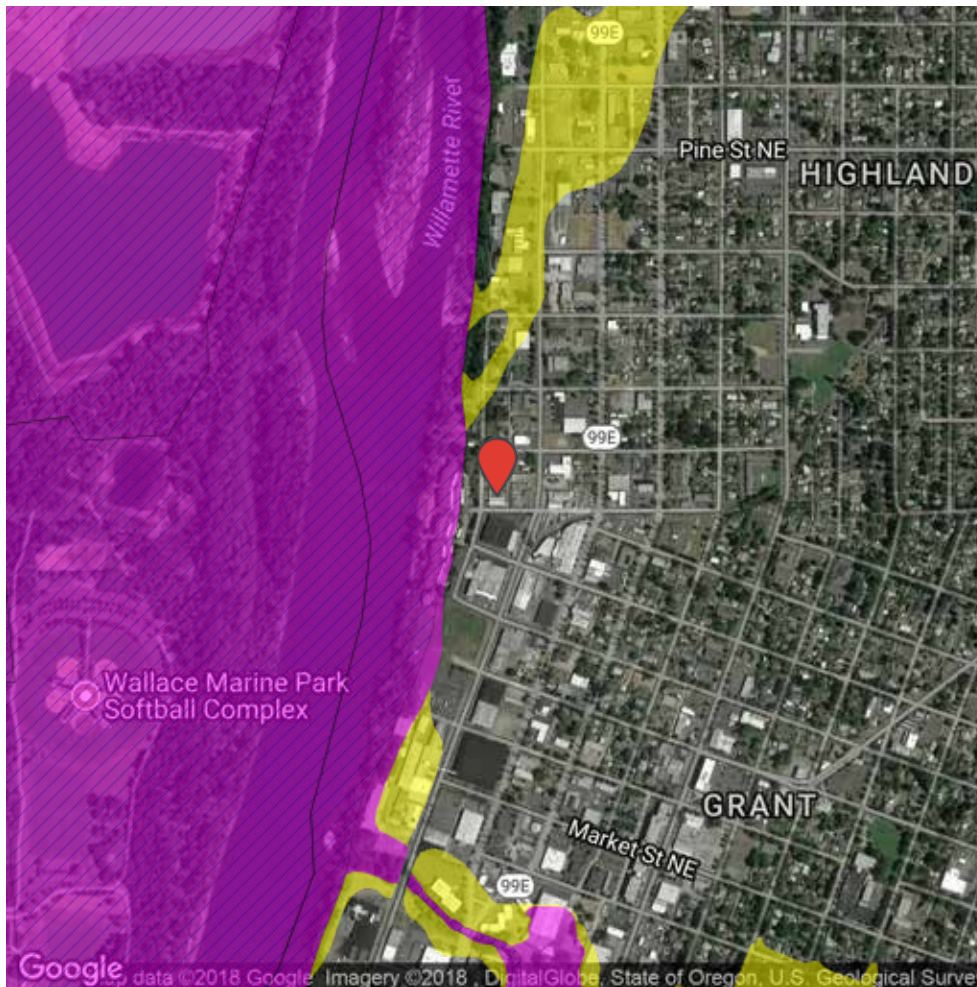
Flood Zone Determination: **OUT**

PANEL DATE

January 02, 2003

MAP NUMBER

4104703331



- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Floodway
- CBRA