



**OFFERED AT
\$1.70/ SF/ Mo. (MG)**

660 High St. NE. Salem Oregon 97301
FORMER BUSINESS CONNECTION ANSWERING SERVICE
Newly Rezoned to Mixed Use I

This building sits just north of the Central Business District for downtown Salem but is considered by the local market to be part of the downtown general shopping area. A landmark immediately to the south is the Chemeketa Center for Business and Industry.

The property is benefited by a large off street parking lot and alley access. There is great walk-ability to and from the location with Grant Neighborhood just to the north and east from this property.

Square footage is based on the Marion County Record.

FEATURES

- MU-I ZONE
- BUILDING IS 4148 SF
- PARCEL IS .3 ACRES
- FRONTAGE ON HIGH ST
- SIGNAGE
- ABUNDANT PARKING
- CONSTRUCTED IN 1966
- BACK UP POWER
- NO CDB PARKING TAX
- 6500 CARS PER DAY
- WIRED FOR CALL CENTER
- HIGH WALK-ABILITY SCORE (88)



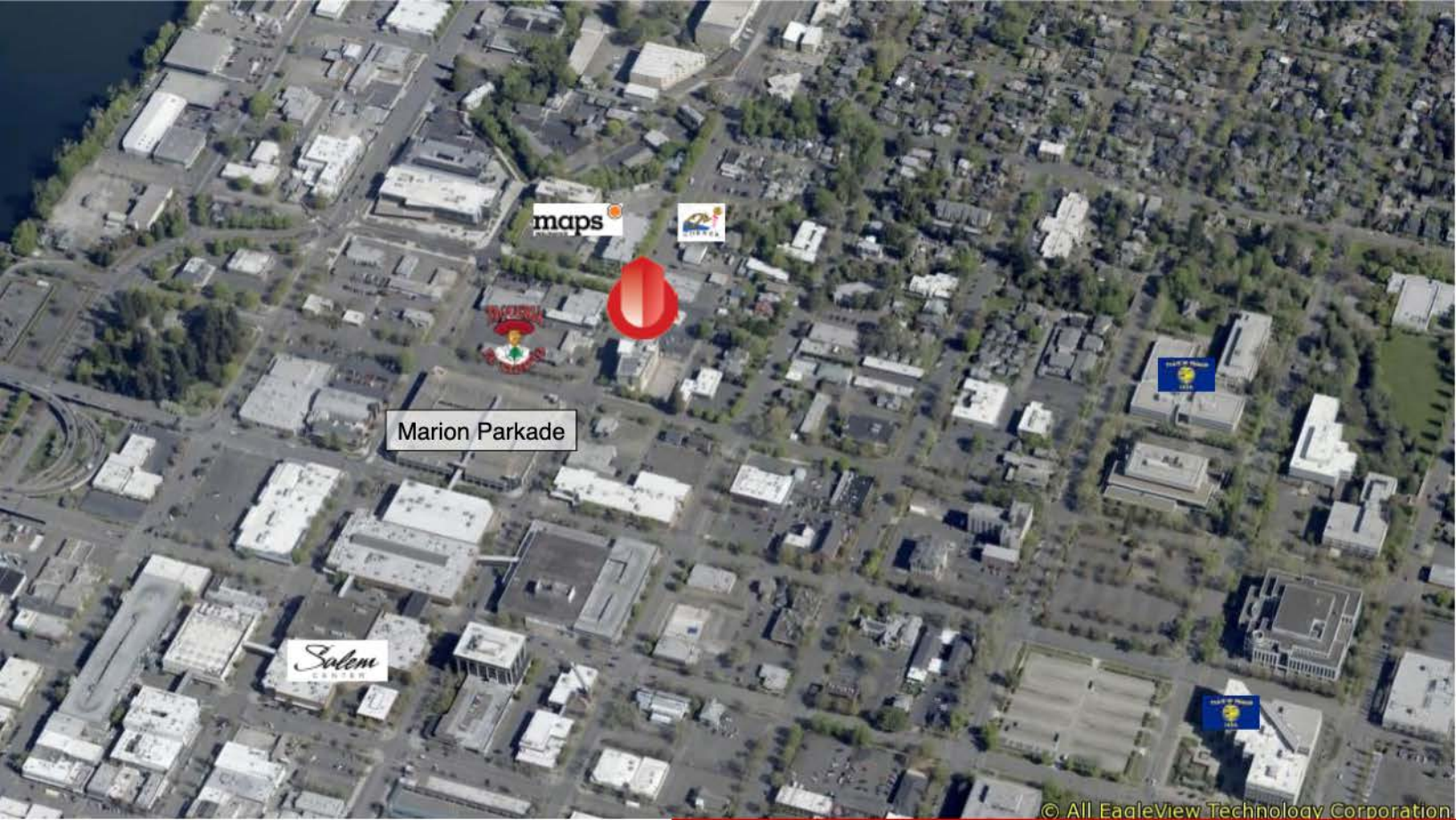
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LOCAL BUSINESSES

- Center for Business & Industry
- Marco's Place
- Salem Center Mall
- Liberty Plaza
- The YMCA
- MaPS Insurance & Credit
- Salem Police.
- Boone's Treasury
- Q's Corner Barbershop
- State of Oregon



LOCATION Area Map

660 High St. NE. Salem OR. 97301

Great location for serving the downtown Salem economy.



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Zoning Designations

- CB - Central Business District
- CG - General Commercial
- CO - Commercial Office
- CR - Retail Commercial
- EC - Employment Center
- EFU - Exclusive Farm Use
- ESMU - Edgewater/Second Street Mixed-Use Corridor
- FMU - Fairview Mixed-Use
- IBC - Industrial Business Campus
- IC - Industrial Commercial
- IG - General Industrial
- IP - Industrial Park
- MU-I - Mixed Use-I
- MU-II - Mixed Use-II
- MU-III - Mixed Use-III
- MU-R - Mixed Use - Riverfront
- NH - Neighborhood Hub
- PA - Public Amusement
- PC - Public-Private Cemetery
- PE - Public-Private Education
- PH - Public Health
- PM - Capitol Mall



ZONING DESCRIPTION (MU-I) Mixed Use 1

660 High St. NE. Salem, OR. 97301

This zone has been recently created as part of the Our Salem project which you can read about on cityofsalem.net. What the project encompassed, was an update to the comprehensive plan and then the following zone maps. As part of the cities adjustment to the new development practices, several versions of Mixed Use were added to the zone code. MU-I allows all kinds of uses from retail, to office, or residential.



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Walk time of 15 minutes

College Towns

Dominant Tapestry Segment

KEY FACTS



3,641

Total Population



\$365,217

Median Home Value



1,288

Businesses



22,655

Daytime Population



32.3

Median Age



0.09%

2020-2022 Pop Growth Rate



\$35,566

Per Capita Income



1.6

Avg Household Size



\$53,074

Median Household Income



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COUNTY RECORDS

- 589021
- Map Tax Lot #073W22DA05800
- .3 Acres
- 12,944 Square Feet
- Parcel #5800
- Year built 1966
- 2020 taxes \$6762.45



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LOCATION Parcel Map

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The parcel is identified in yellow highlighting around the perimeter on the map. It is referenced as lot #5800. Per the County records the parcel is .30 acres and the building is 4148 SF. The property is served by an alley on the east boundary of the parcel. This gives access to the local intersecting street to the south.

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Traffic Count Map - Close Up

660 High St NE, Salem, Oregon, 97301
 660 High St NE, Spokane, Oregon, 97301
 Walk Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 44.94571
 Longitude: -123.03381



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