



**OFFERED AT  
\$1.35/ SF NNN**

## 724 High St NE Salem OR 97301

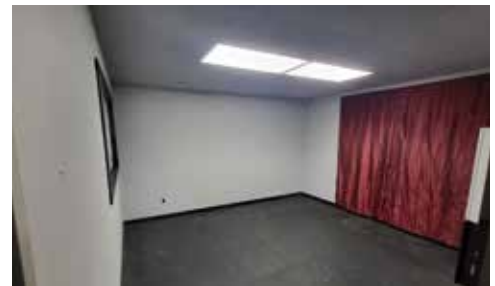
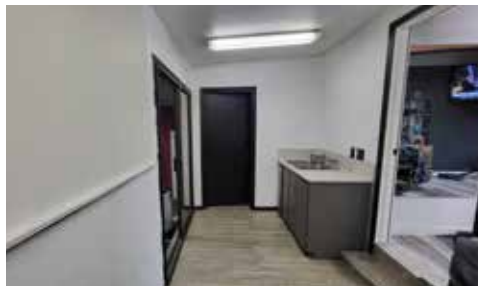
Retail Shop with Off-Street Parking in Downtown.

This stand alone retail building known as Q's Corner is a retail building with off street parking. Q's Corner occupies the SW corner of the building. We are leasing in the building. Ideal for independent hair stylists, lash studios, etsy store owners, etc....

Rent is triple net. Tenant pays Landlord reimbursement expenses, utilities and services. Current estimated NNN expenses are \$1.16SF.

## FEATURES

- MIXED USE I ZONE
- 987 SF +/- AVAILABLE
- ABUNDANT PARKING
- GATED LOT
- DOWNTOWN SALEM
- CO-OP VIBE
- EXPANDED OPEN AIR SECTION



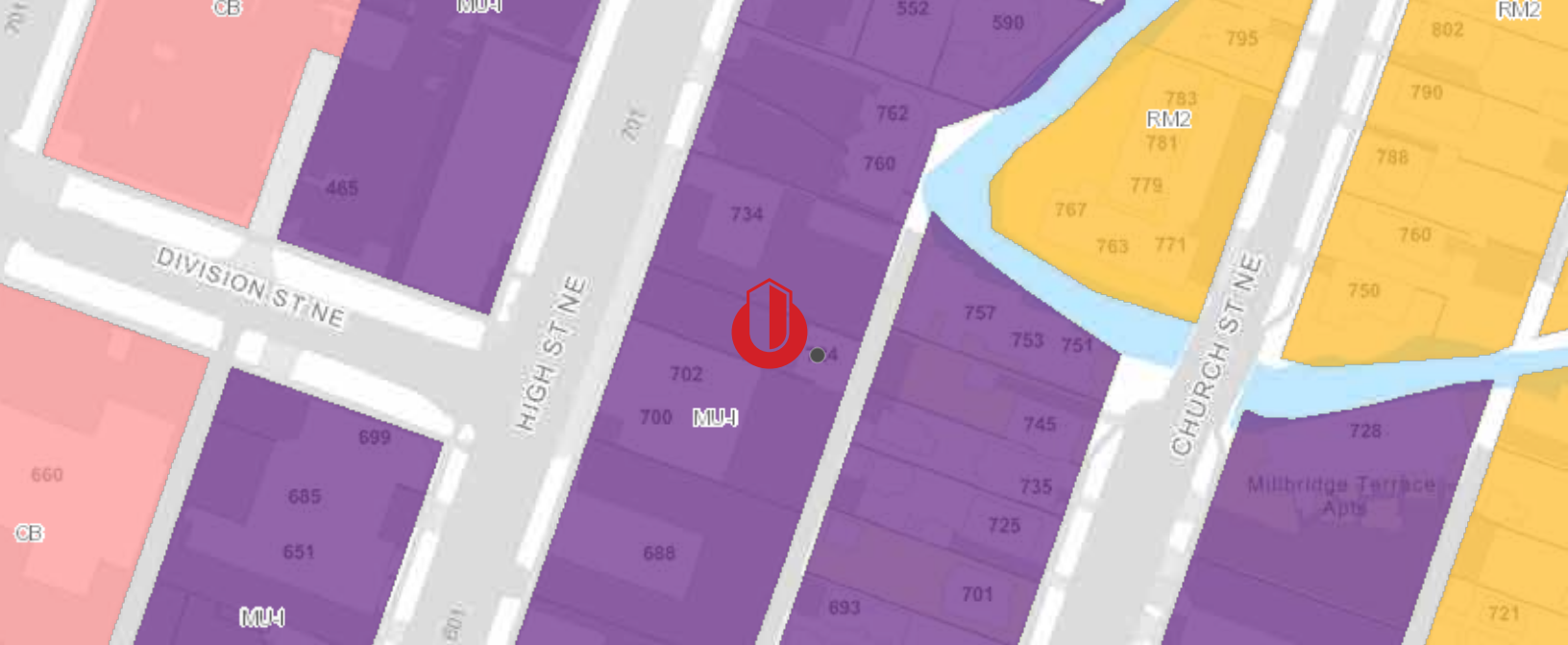
**Ian Levin, CCIM**  
NLCO.

Main: 971 707 4590  
ian@nathanlevinco.com

[www.nathanlevinco.com](http://www.nathanlevinco.com)  
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet





- 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



## ZONING DESCRIPTION

# Mixed Use I Zone

### 724 High St NE. Salem OR 97301

Mixed Use I is a newly adopted zone that allows for a broad range of uses within a single property. These can be retail, office, light industrial, and residential.

The focus of this property is retail and office with incubator type space.

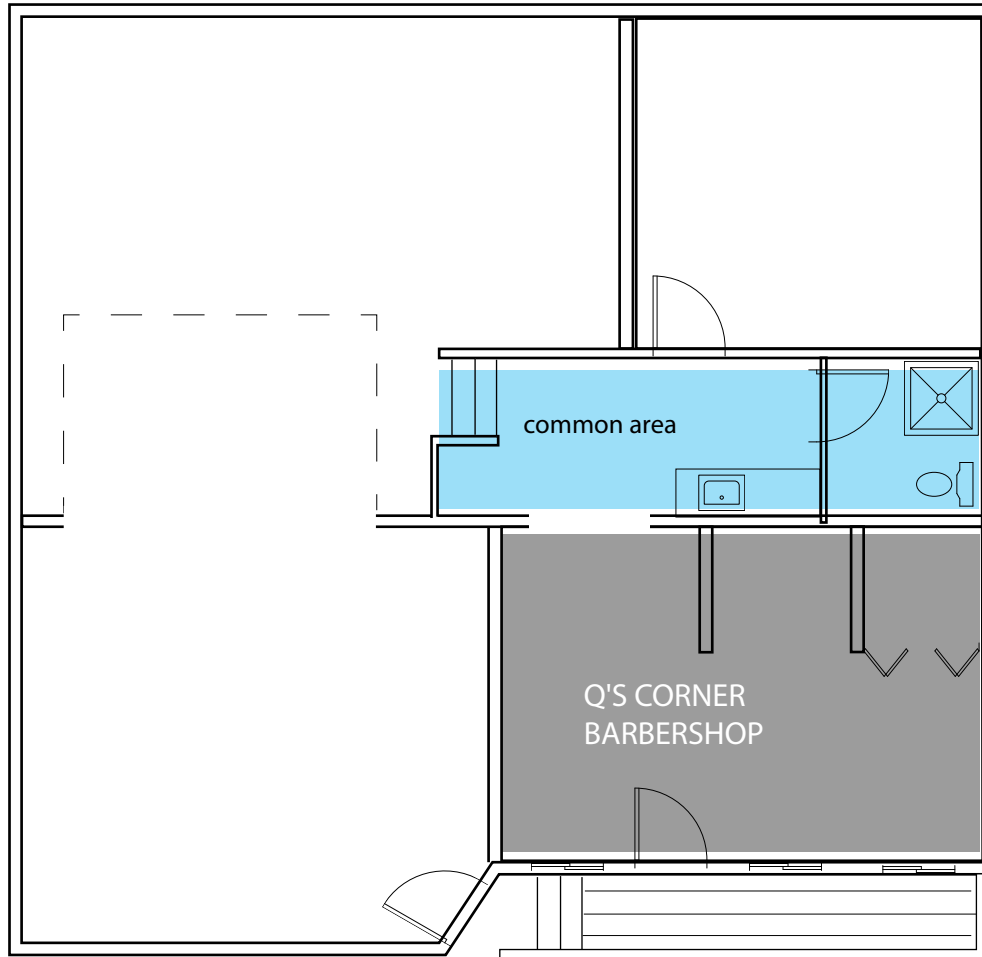


**Ian Levin, CCIM**  
NLCO.

Main: 5971 707 4590  
ian@nathanlevinco.com  
www.nathanlevinco.com  
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet





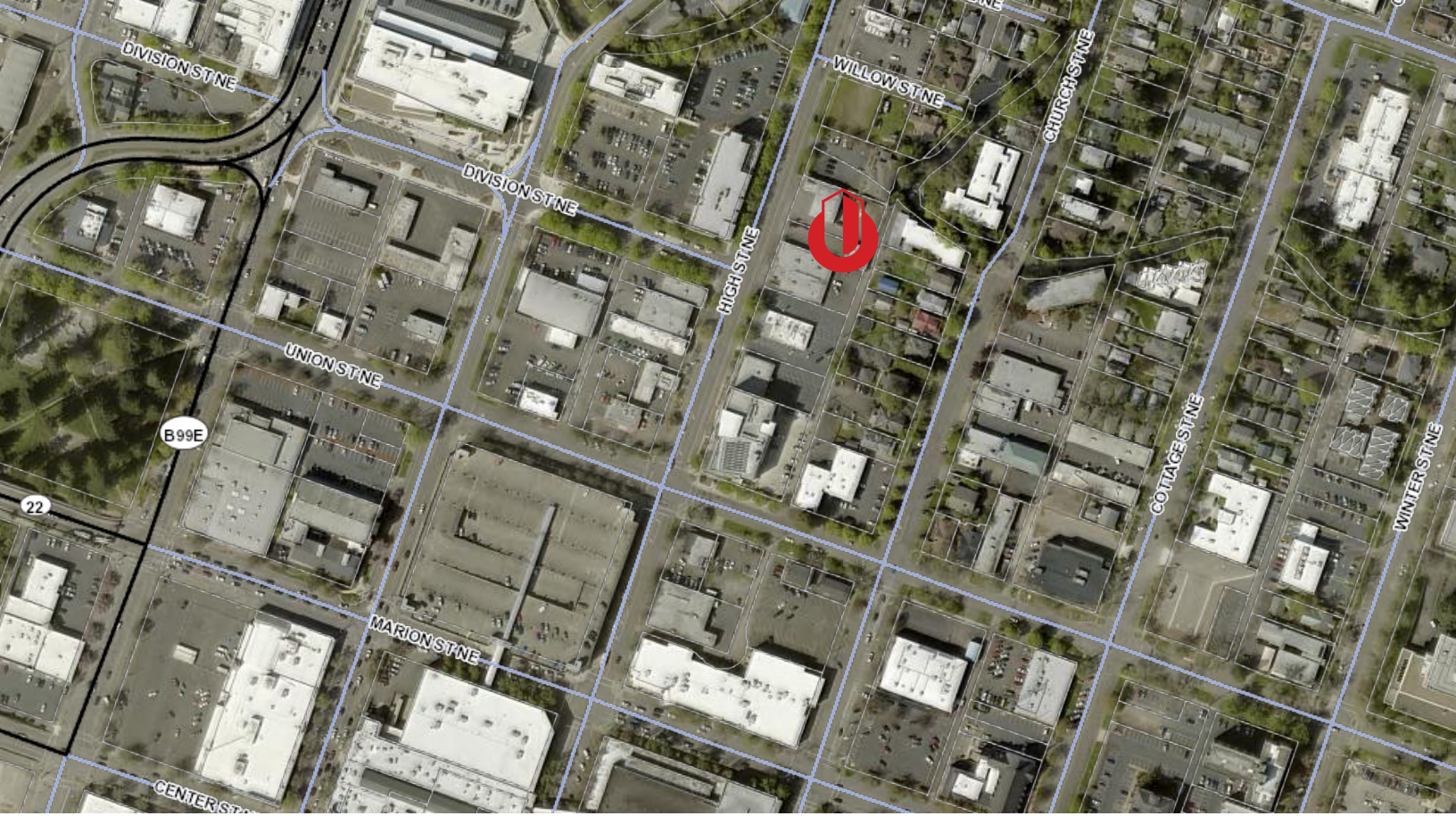
**Ian Levin, CCIM**  
NLCO.

Main: 971 707 4590  
ian@nathanlevinco.com

[www.nathanlevinco.com](http://www.nathanlevinco.com)  
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet





## LOCAL BUSINESSES

- Point S Tire
- MaPS Credit Union
- Oregon Axe
- Boones Treasury
- CCBI
- Marco's Place
- Trachsel Auto Body
- McGinty and Belcher PC
- Marion Parkade



## LOCATION Area Map

**724 High St NE Salem OR 97301**

Located on the north end of downtown Salem, this site benefits from having off street parking and parkade parking within a block. Multiple services surrounding the location provides a wide range of potential client base for personal service professional.



**Ian Levin, CCIM**  
NLCO.

Main: 971 707 4590  
ian@nathanlevinco.com

[www.nathanlevinco.com](http://www.nathanlevinco.com)  
lic #200510306

Oregon Real Estate Agency Disclosure Pamphlet

