



OFFERED AT
\$1,350,000

910 Front St NE Salem, OR 97301

Versatile Property in Salem's Riverfront Corridor

Unlock the potential of this well-located commercial property in the heart of Salem's riverfront corridor. Positioned along highly visible Front Street NE, this property offers excellent access to downtown, major thoroughfares, and nearby redevelopment activity. The site is ideal for owner-users seeking flexible space for retail, office, warehouse, or light industrial use. Surrounded by established local businesses, and new development.

FEATURES

- CB ZONING
- .89 ACRES
- 15,180 SF BUILDING
- CONCRETE BUILDING
- FULLY FENCED
- 8 MIN TO I-5
- DOWNTOWN ACCESS
- AMPLE PARKING
- RIVERFRONT CORRIDOR



Ian Levin, Principal Broker | CCIM

971-707-4590
ian@nathanlevinco.com
lic #200510306



Elizabeth Infante, Broker | MBA

503-569-9043
elizabeth@nathanlevinco.com
lic #201244459

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Willamette Greenway and Compatibility
Review Boundary



Zoning Designation

CB - Central Business District	PA - Public Amusement
CG - General Commercial	PC - Public/Private Cemetery
CO - Commercial Office	PE - Public/Private Education
CR - Retail Commercial	PH - Public Health
EC - Employment Center	PM - Capitol Mall
EFU - Exclusive Farm Use	PS - Public Service
ESMU - Edgewater/Second Street Mixed-Use Corridor	RA - Residential Agriculture
FMU - Fairview Mixed-Use	RM1 - Multiple Family Residential 1
IBC - Industrial Business Campus	RM2 - Multiple Family Residential 2
IC - Industrial Commercial	RM3 - Multiple Family Residential 3
IG - General Industrial	RS - Single Family Residential
IP - Industrial Park	SWMU - South Waterfront Mixed-Use
MU-I - Mixed Use-I	WSCB - West Salem Central Business District
MU-II - Mixed Use-II	
MU-III - Mixed Use-III	
MU-R - Mixed Use - Riverfront	
NH - Neighborhood Hub	



ZONING DESCRIPTIONS Central Business District

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The Central Business District (CB) zoning in Salem is designed to serve as the city's core center for commerce, culture, government, and mixed-use development. It encourages a compact, pedestrian-friendly environment that blends retail, office, residential, and entertainment uses with minimal setbacks and no height restrictions.



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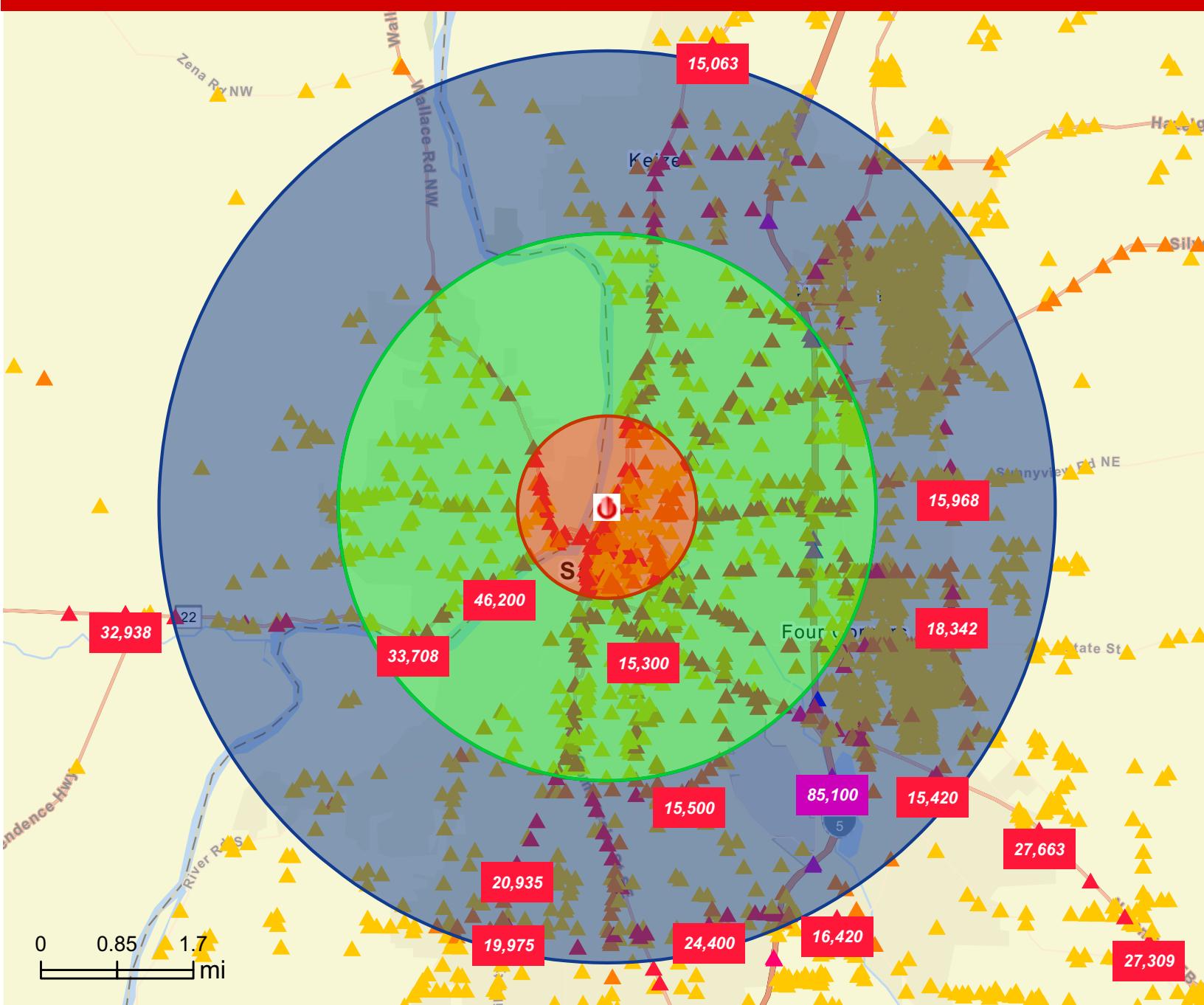


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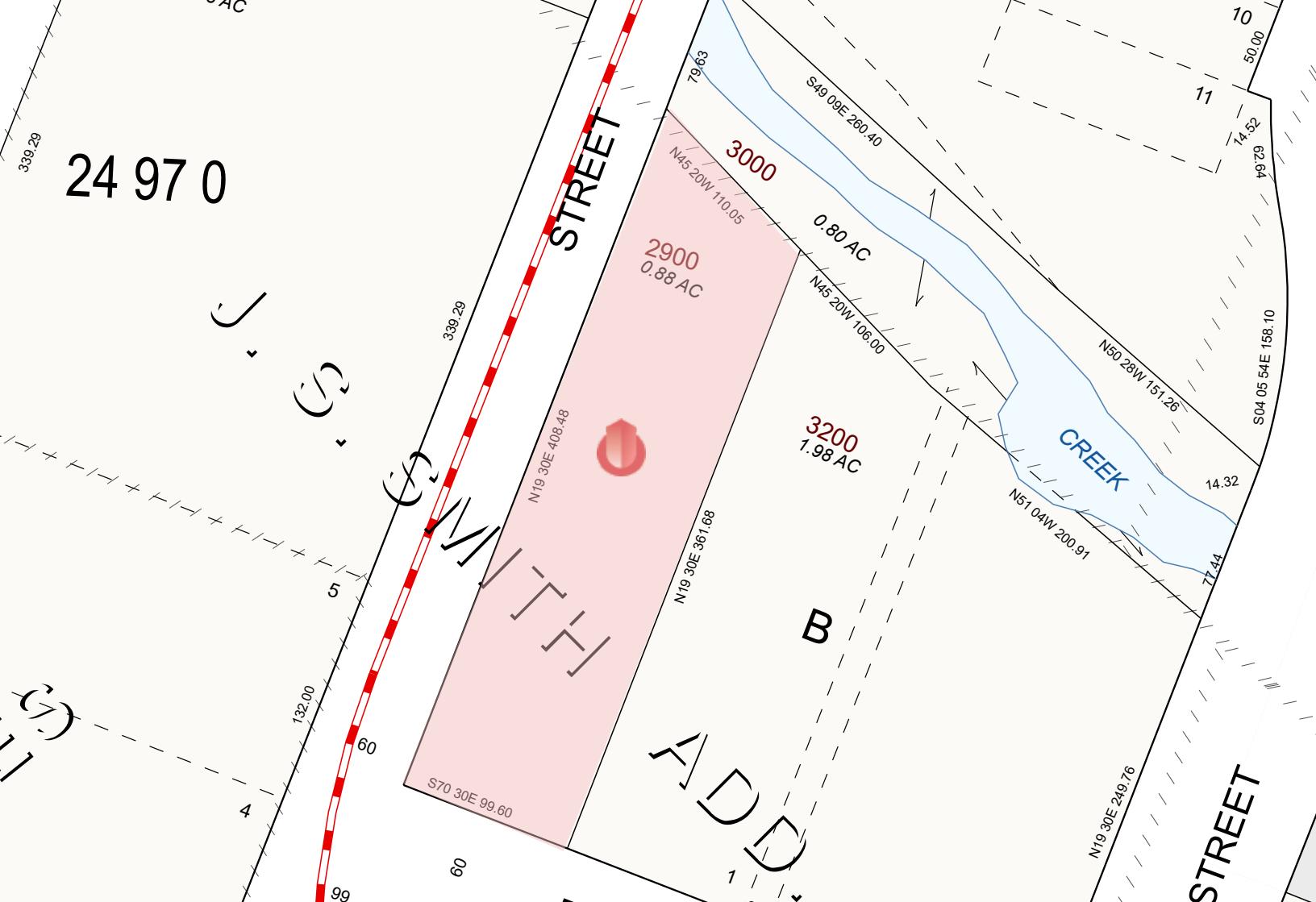
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COUNTY RECORDS

- Tax ID 591637
- Building 15,180 SF
- .89 Acres (38,354 SF)
- Parcel #2900
- Property Class 201
- 2025 taxes \$10,606.10



LOCATION Parcel Map

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SURVEY WITHIN 1 MILE RADIUS

Employment Overview

910 Front St NE, Salem, Oregon, 97301

Ring band of 0 - 1 miles



BUSINESS



1,859

Total Businesses



25,540

Total Employees

COMMUTERS



16.8%

Spend 7+ hours commuting to and from work per week



60.0%

Drive Alone to Work



Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025), Esri-MRI-Simmons (2025), ACS (2019-2023).

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KEY FACTS



11,449

Population



33.9

Median Age



4,696

Households

\$44,758

Median Disposable Income

EMPLOYMENT



61.7%

White Collar



16.8%

Blue Collar



21.4%

Services



4.1%

Unemployment Rate



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LOCAL BUSINESSES

- Building Materials Bargain Center
- The Marble Center
- Salem Sign Co
- Cascade Warehouse
- Front Street Station
- D Street Storage & Warehouse
- Appliance Bargain Center
- Woodcrafters
- Fresh N' Local Foods
- Enterprise Commercial Trucks



LOCATION Area Map

910 Front St NE Salem, OR 97301

Located in the heart of downtown Salem, the area offers a vibrant mix of retail, office, and residential activity within a walkable, urban setting.



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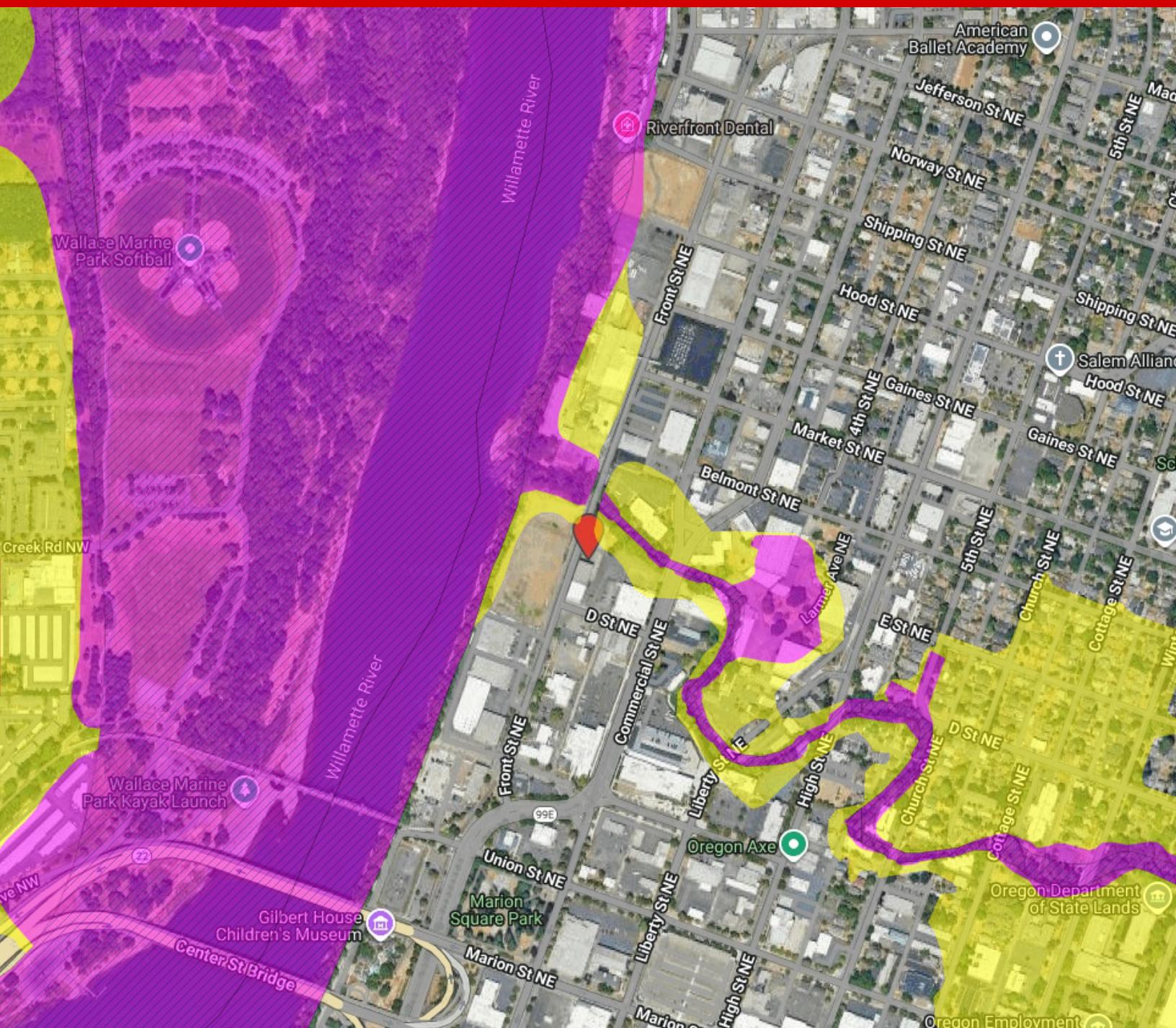


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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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