



OFFERED AT
\$2.35/ SF MG | \$650,900

2493 State St Salem Oregon 97301

Own a piece of Salem's history with this stunning, nationally registered historic commercial property ideally positioned along one of the city's most vibrant corridors. Offering 2,932 SF on a generous 0.38-acre lot, the building provides exceptional flexibility for professional services, medical or therapy practices, or a creative office environment seeking character and presence. With ample on-site parking and room to grow, this is a rare opportunity for an owner/user to establish their business in a landmark setting while building long-term equity.

FEATURES

- HISTORIC LANDMARK
- 2,932 SF
- 9 OFFICES
- 2 RESTROOMS
- 0.38 ACRES
- OWNER/USER
- AMPLE PARKING
- HIGH VISIBILITY
- FLEXIBLE USE
- PRIME CORRIDOR
- ON-SITE PARKING



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LOCAL BUSINESSES

- Sybil's Omelettes
- Word of Mouth Bistro
- Plaid Pantry
- Willamette Heritage Center
- Willamette University
- Oregon State Capitol
- McFarland's Mobile Mechanics



LOCATION

Area Map

2493 State St Salem OR 97301

Positioned on high-traffic State Street in Northeast Salem, this property offers excellent visibility and easy access to downtown and I-5. Surrounded by established retail and neighborhood services, it sits in a strong, active commercial corridor.

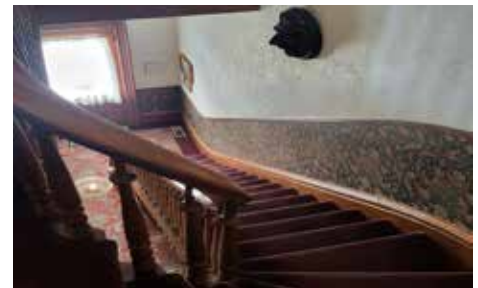
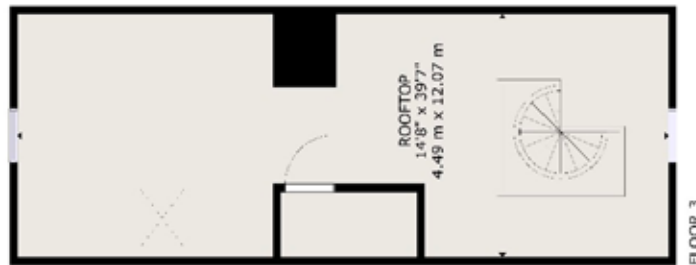
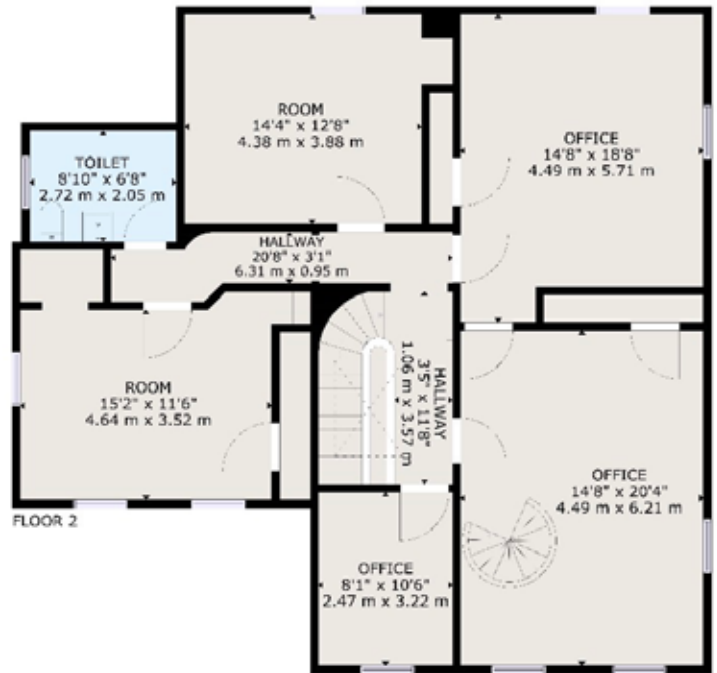
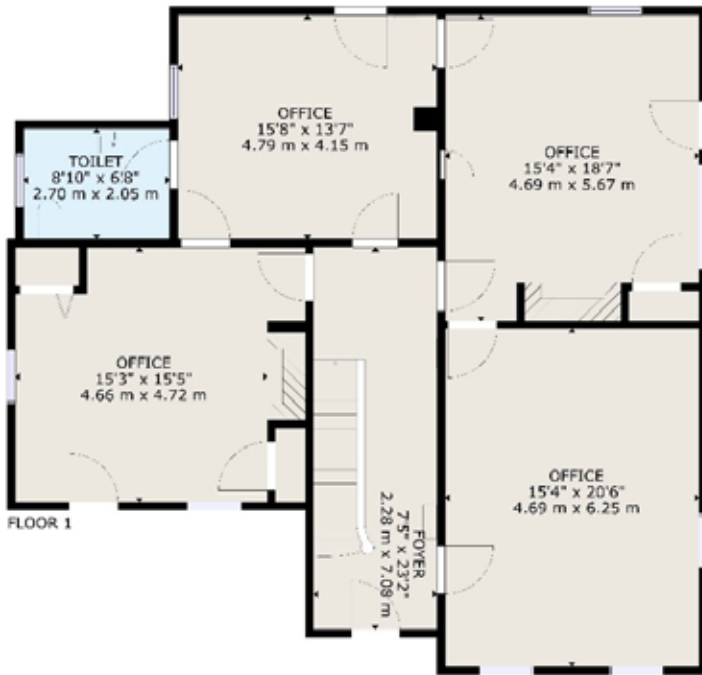


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ZONING DESCRIPTION (MU II)

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The property is zoned Mixed Use 2 (MU-II) with the City of Salem, allowing a broad range of retail, office, residential, and service-oriented uses. This flexible zoning supports both standalone commercial activity and mixed-use development in a pedestrian-friendly urban setting.

Zoning Designation

-  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



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COMMUNITY SUMMARY

2493 State St, Salem, Oregon, 97301
Ring band of 0 - 1 miles

15,035 Population Total
0.46% Population Growth
2.39 Average HH Size
71.7 Diversity Index
37.3 Median Age
\$53,983 Median HH Income
\$395,833 Median Home Value
\$54,182 Median Net Worth
16.9% Age <18
69.3% Age 18-64
13.8% Age 65+



20.7%
Services

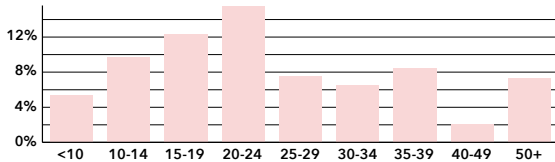


22.7%
Blue Collar

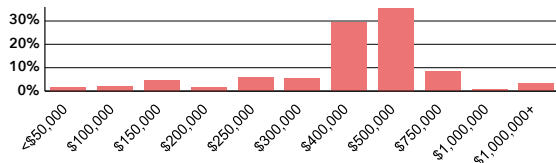


56.6%
White Collar

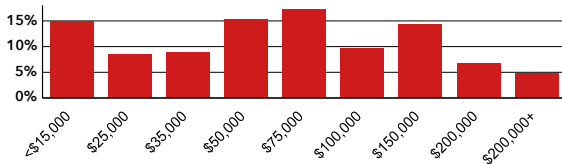
Mortgage as Percent of Salary



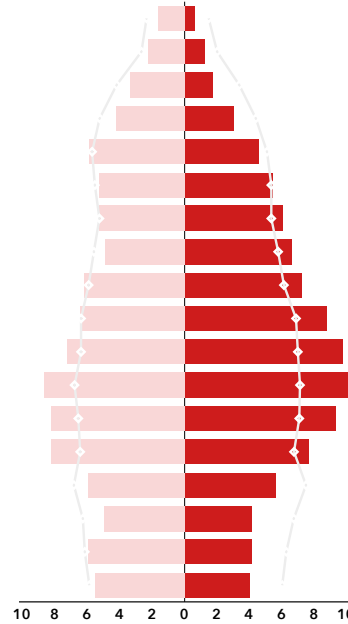
Home Value



Household Income

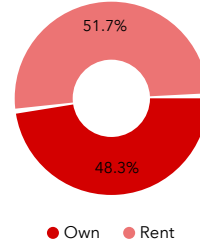


Age Profile: 5 Year Increments

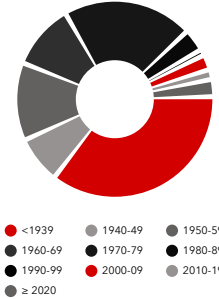


Dots show comparison to Marion County

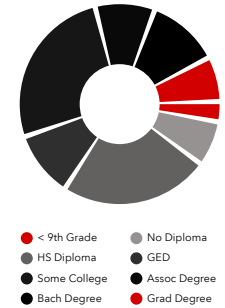
Home Ownership



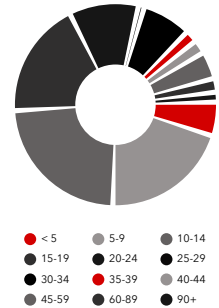
Housing: Year Built



Educational Attainment



Commute Time: Minutes



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COUNTY RECORDS

- APN #571796
- Map Tax Lot #073W26DA00700
- .38 Acres
- 16,553 Square Feet
- Parcel #700
- Property Class 201
- 2025 taxes \$6,563.34

NLCU

LOCATION

Parcel Map

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



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