



OFFERED AT
\$3,600,000

4660-4662 Ridge Dr NE. Salem Oregon 97301
GREAT OWNER/USER LOCATION WITH INCOME

Property consists of 2 buildings the 22,000 SF building is leased long term NNN basis. The 6,000 SF building is ready for an owner/user to occupy.

Sale conditions: seller carried note minimum requirement of 15% down, 6.5% Interest, 20 yr Amortization, 5 yr Prepayment.

Truck accessible site with loading dock and great rental history. Less than 2 miles to I-5.

FEATURES

- GENERAL INDUSTRIAL ZONE
- BUILDING #1: 22,000 SF
- BUILDING #2: 6,000 SF
- 3 PHASE POWER
- TEMP CONTROLLED FACILITY
- EXISTING LAB/ PREP KITCHEN
- HUGE POWER DISTRIBUTION
- AVAILABLE LOADING DOCK
- <2 MILE TO I-5
- TRUCK CIRCULATION



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January 14, 2026



LOCAL BUSINESSES

- Bailey Seed
- Place 2B Properties
- Taylor Metal Products
- Brim Tractor Company
- Resys
- Stettler Supply Company
- Shinsegae Foods, Inc.
- Pfieler Roofing
- Oregon Five Star Enterprises
- Parr Lumber

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LOCATION

Area Map

4660-4662 Ridge Dr NE Salem OR 97301

Located in northeast Salem's established Lancaster trade area, this location is surrounded by a strong concentration of contractors, construction services, auto repair, and light industrial businesses. The area serves as a key hub for trade and service-based companies with convenient access to I-5 and major commercial corridors.



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Cash Flow Analysis Worksheet

Property Name _____
 Prepared For _____
 Prepared By _____
 Date Prepared _____ 6-Mar-26

Purchase Price _____ 3,600,000
 Plus Acquisition Costs _____ 10,000
 Plus Loan Fees/Costs _____
 Less Mortgages _____ 2,520,000
 Equals Initial Investment _____ 1,090,000

Mortgage Data			Cost Recovery Data		
	1st Mortgage	2nd Mortgage		Improvements	Personal Property
Amount	2,520,000		Value	3,107,718	
Interest Rate	6.00%		C. R. Method	SL	
Amortization Period	25. Years		Useful Life	39	
Loan Term	25. Years		In Service Date	1-Jan-02	
Payments/Year	12	12	Date of Sale	December-06	
Periodic Payment	16,236.40	-	Recapture		
Annual Debt Service	194,836.74	-	Investment Tax		
Loan Fees/Costs			Credit (\$\$ or %)		

Taxable Income

End of Year :	1	2	3	4	5
1 Potential Rental Income	181,272	186,710	192,311	198,081	204,023
2 -Vacancy & Credit Losses	12,689	13,070	13,462	13,866	14,282
3 =Effective Rental Income	168,583	173,640	178,850	184,215	189,742
4 +Other Income (collectable)					
5 =Gross Operating Income	168,583	173,640	178,850	184,215	189,742
6 -Operating Expenses					
7 =NET OPERATING INCOME	168,583	173,640	178,850	184,215	189,742
8 -Interest - 1st Mortgage	149,980	147,213	144,276	141,157	137,846
9 -Interest - 2nd Mortgage					
# -Participation Payments					
# -Cost Recovery - Improvements	76,357	79,682	79,682	79,682	76,357
# -Cost Recovery - Personal Property					
# -Amortization of Loan Fees/Costs					
# -Leasing Commissions					
# =Real Estate Taxable Income	(57,754)	(53,255)	(45,108)	(36,624)	(24,462)
# Tax Liability (Savings) at 36.0%	(20,791)	(19,172)	(16,239)	(13,185)	(8,806)

Cash Flow

# NET OPERATING INCOME (Line 7)	168,583	173,640	178,850	184,215	189,742
# -Annual Debt Service	194,837	194,837	194,837	194,837	194,837
# -Participation Payments					
# -Leasing Commissions					
# -Funded Reserves					
# =CASH FLOW BEFORE TAXES	(26,254)	(21,196)	(15,987)	(10,622)	(5,095)
# -Tax Liability (Savings) (Line 16)	(20,791)	(19,172)	(16,239)	(13,185)	(8,806)
# =CASH FLOW AFTER TAXES	(\$5,462)	(\$2,025)	\$252	\$2,563	\$3,711

Authored by Gary G. Tharp, CCIM Copyright© 2004 by the CCIM Institute

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COUNTY RECORDS

- Tax Acct#524859
- Map #073W01C000300
- 1.71 Acres (74,336 SF)
- Parcel #300 & 300L1
- Property Class 201
- 2025-26 Taxes: \$27,308.96

LOCATION
Parcel Map

4660-4662 Ridge Dr NE Salem OR 97301

Located in northeast Salem near Lancaster Drive and I-5, this Ridge Drive property offers fast access to downtown, the Salem Industrial Park, and regional distribution routes. The area is surrounded by established light-industrial, service, and commercial users, making it a practical and convenient business location.



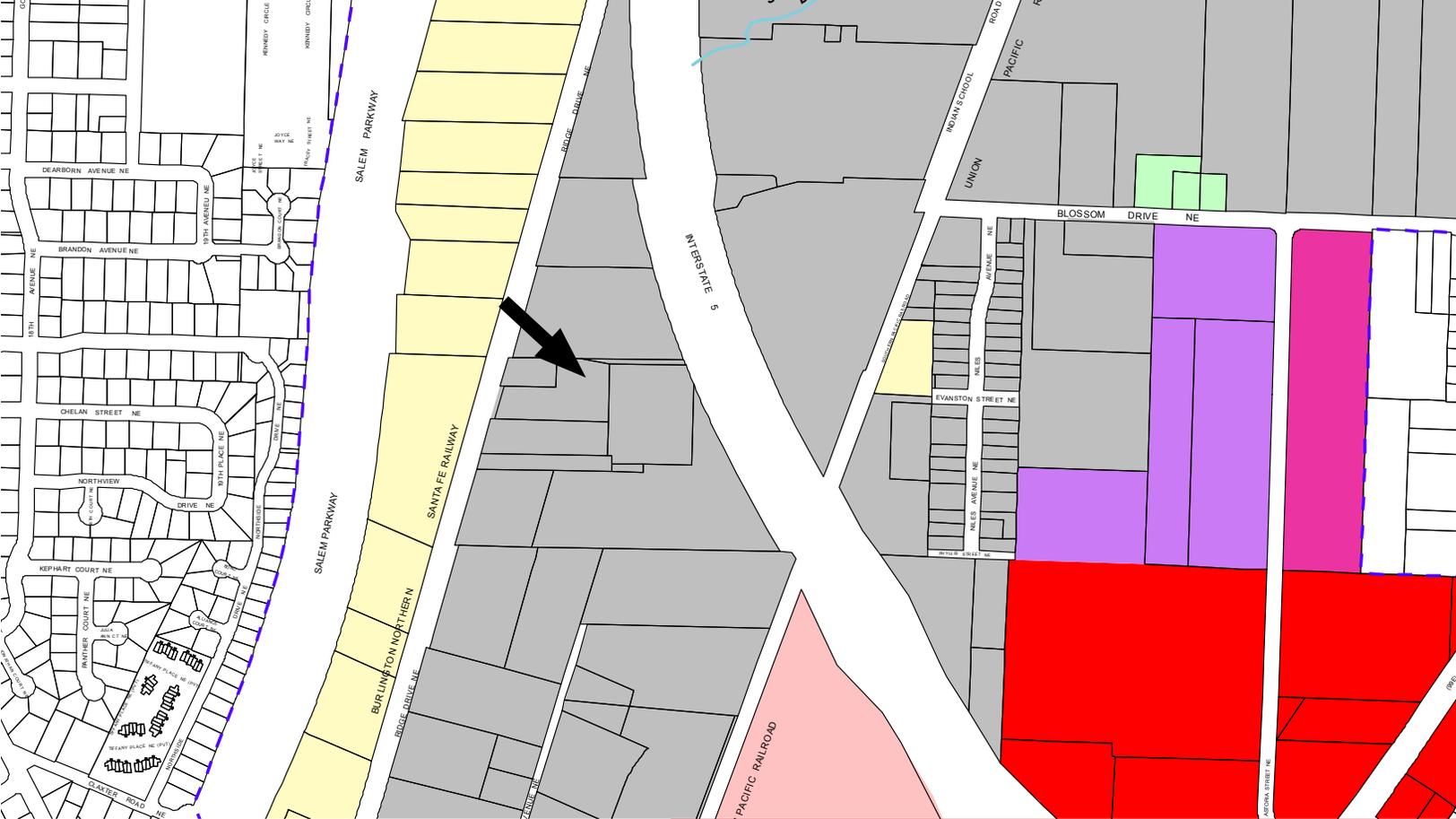
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Zoning Designations

- EFU - Exclusive Farm Use
- RA - Residential Agriculture
- RS - Single Family Residential
- RD - Duplex Residential
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RH - Multiple Family High-Rise Residential
- CO - Commercial Office
- CN - Neighborhood Commercial
- CR - Retail Commercial
- CG - General Commercial
- CB - Central Business District
- WSCB - West Salem Central Business District
- IC - Industrial Commercial
- IBC - Industrial Business Campus
- IP - Industrial Park
- IG - General Industrial
- SCI - Second Street Craft Industrial Corridor



ZONING DESCRIPTION
(IG) General Industrial

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This zone allows for a variety of manufacturing, assembly, and wholesale type uses. For a full detail you can visit our website Resources Page, which has a PDF copy of all the Salem Oregon zone descriptions.

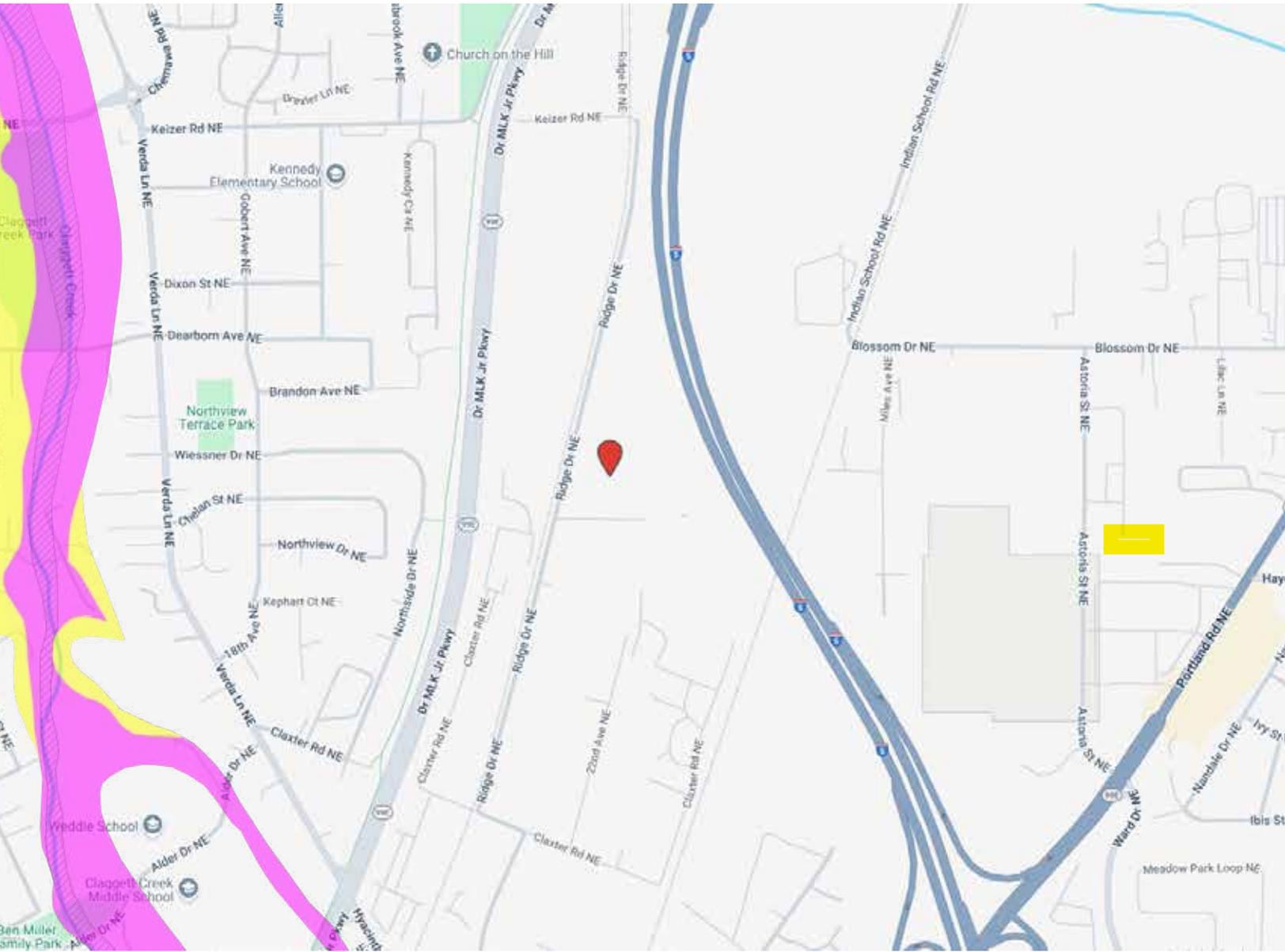


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Legend: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



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