NLCO

SALE



OFFERED AT
$1,600,000

700 – 702 High St. NE. Salem Oregon 97301

INCOME-PRODUCING INVESTMENT + OWNER-USER OPPORTUNITY

Excellent opportunity to acquire a five-unit commercial investment property within walking distance of Downtown Salem. Four of the five units are currently leased, providing existing rental income while offering a 2,590 SF vacant suite ideal for an owner-user.

The available street-front space features an open floor plan, 10-foot ceilings, and two ADA restrooms, providing flexibility for a variety of retail, office, service, or entertainment uses. Situated along highly visible High St, the property benefits from convenient access to downtown Salem's restaurants, shopping, professional services, and government offices.

With an established tenant mix, existing rental income, and the opportunity to occupy or lease the remaining space, this property is well-positioned for investors and owner-users alike.

FEATURES

- MIXED USE I ZONE
- 8,993 SF BUILDING
- 5 UNITS
- $94,826.00 APOD
- $113,000 PROFORMA
- OUTSIDE OF THE CBD
- HIGH VISIBILITY LOCATION
- STREET FRONTAGE
- NEARBY PARKING GRG.
- OFF STREET PARKING
- ALLEY ACCESS
- UPDATED IN 2016
- ADA COMPLIANT
- NEW ROOF IN 2015









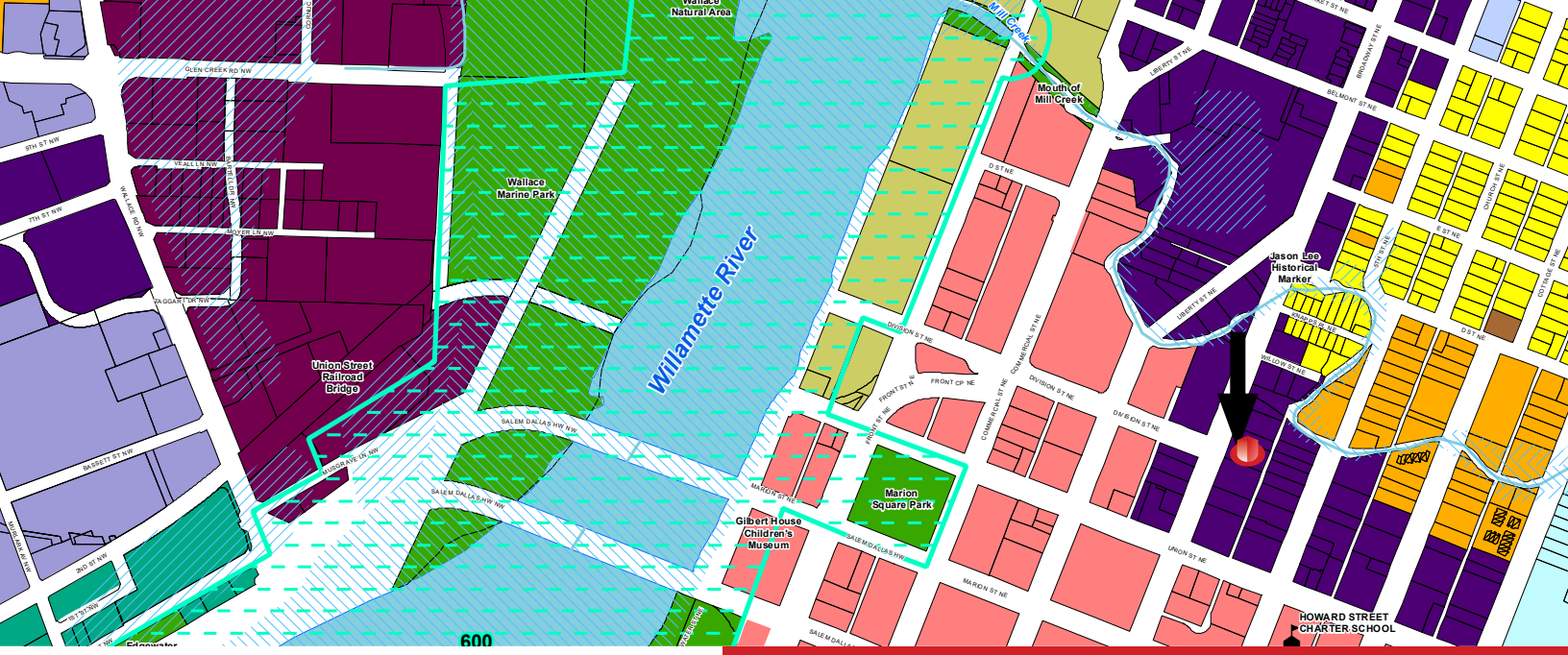
Ian Levin, CCIM | Managing Principal Broker
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Oregon Real Estate Agency Disclosure Pamplet

November 01, 2026



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
- PS - Public Service
- RA - Residential Agriculture
- RM1 - Multiple Family Residential 1
- RM2 - Multiple Family Residential 2
- RM3 - Multiple Family Residential 3
- RS - Single Family Residential
- SWMU - South Waterfront Mixed-Use
- WSCB - West Salem Central Business District
- Overlay Zone *
- Historic District *

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ZONING DESCRIPTION

Mixed Use I (MU-I) Zone

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The purpose of the Mixed Use-I (MU-I) zone is to identify allowed uses and establish development standards that promote pedestrian-oriented development in vibrant mixed-use districts, encourage a mix of compatible uses in multi-story buildings, and emphasize active commercial uses on ground floor facing major streets.





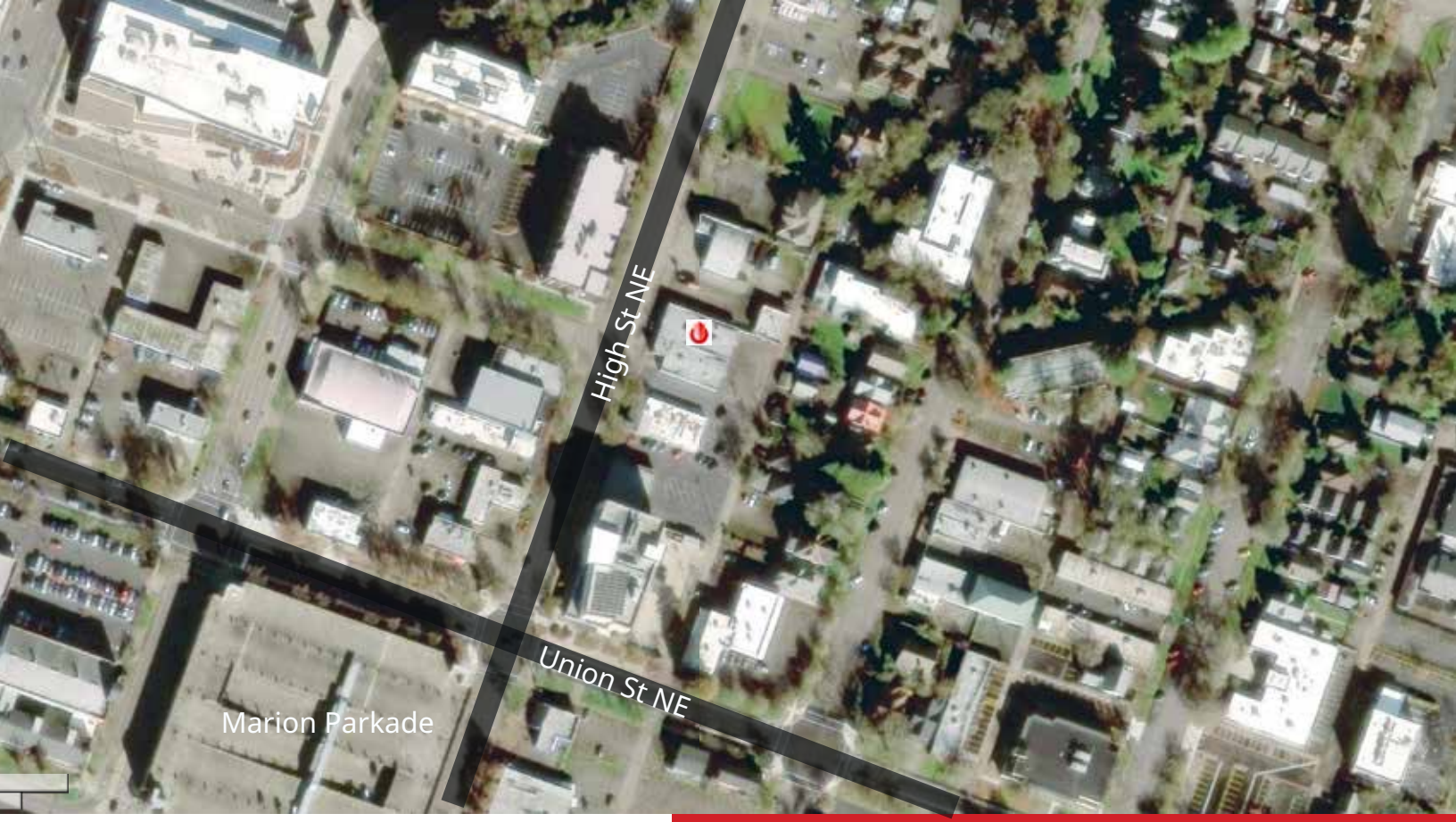


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LOCAL BUSINESSES

- Q's Corner Barbershop
- Xtreme Chocolates
- Oregon Ax
- The Club
- Kingdom City Coffeehouse
- The Cozy Taberna
- MAPs Insurance
- Marco's Place
- Chemeketa SBDC
- Salem Police Dept.
- Taqueria Marco's Place

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LOCATION

Area Map

700 – 702 High St NE Salem, OR 97301

Great postion for appreciation in value. Just north of the CBD. The growth of downtown Salem to extend north surrounds this building with new activity and a strong rental future.

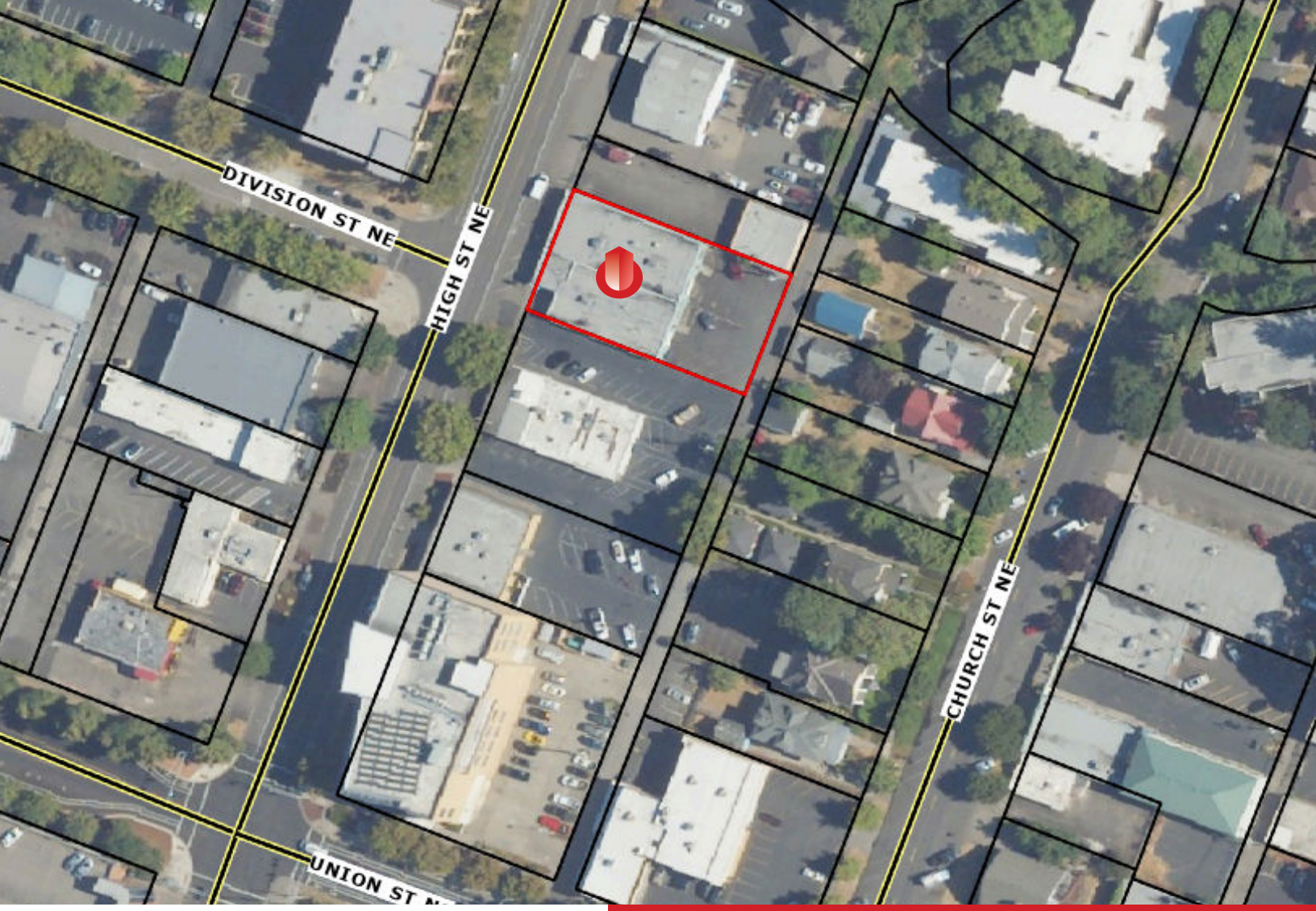


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COUNTY RECORDS

- Parcel ID: 589550
- Map Tax Lot #073W22DA06100
- .35 Acres
- 15,117 Square Feet
- Parcel #6100
- Property Class 201
- 2025 taxes $8,116.71

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LOCATION

Parcel Map

700 – 702 High St NE.

Variety of government incentive programs are available from Marion County and the City of Salem. Check with the Strategic Economic Development Corp (SEDCOR) for guidance on which program is best suited for your business.



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FLOOD MAP



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



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PROFORMA

Annual Property Operating Data

Property Name	700-702 HIGH ST
Location	Salem OR
Type of Property	Multi- Tenant Retail
Size of Property	8,993 (Sq. Ft./Units)
Purpose of analysis	Forecast

Assessed/Appraised Values		
Land	0	0%
Improvements	217,450	37%
Personal Property	0	0%
Total	595,380	100%

Adjusted Basis as of 30-Oct-26 $1,600,000

Purchase Price	1,600,000
Plus Acquisiition Costs	
Plus Loan Fees/Costs	
Less Mortgages	
Equals Initial	1,600,000

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st			12			
2nd			12			

	ALL FIGURES ARE ANNUAL	$/SQ FT or $/Unit	% of GOI			COMMENTS/FOOTNOTES
1	**POTENTIAL RENTAL INCOME**	17			148,735	
2	Less: Vacancy & Cr. Losses	0.93	(5.%	of PRI)	7,437	
3	**EFFECTIVE RENTAL INCOME**				141,298	
4	Plus: Other Income (collectable)					
5	**GROSS OPERATING INCOME**				141,298	
	OPERATING EXPENSES:					
7	Real Estate Taxes	0.93		8,346		
8	Personal Property Taxes					
9	Property Insurance	0.28		2,500		
#	Off Site Management		6.00%	8,478		
#	Payroll					
#	Expenses/Benefits					
#	Taxes/Worker's Compensation					
#	Repairs and Maintenance		3.00%	4,239		
	Utilities:					
#	landscape			1,450		
#	Replacement		2.00%	2,826		
#						
#						
#	Accounting and Legal					
#	Licenses/Permits					
#	Advertising					
#	Supplies					
#	Miscellaneous Contract Services:					
#						
#						
#						
#						
#						
#	TOTAL OPERATING EXPENSES				27,838	
#	**NET OPERATING INCOME**				113,460	
#	Less: Annual Debt Service					
#	Less: Participation Payments					
#	Less: Leasing Commissions					
#	Less: Funded Reserves					
#	**CASH FLOW BEFORE TAXES**				$113,460	

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The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for:

Prepared by: **Ian Levin , CCIM**



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