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COMMERCIAL ADVISORS, LLC

For Sale

4656 Commercial Street SE

Salem, OR 97302

PROPERTY SUMMARY

Fully leased investment - The Original Pancake House in South Salem has been an iconic breakfast and lunch spot in Salem for over three decades. Originally started in Portland in 1953, this location was opened in 1994 and has had a waiting list for a table ever since. Original Pancake House now operates in 20 states throughout the US. In 1997, the owners of this location built two additional buildings, with six(6) suites on the back half of the property that have been occupied by the same tenants ever since. Anchored by a UPS Store, other uses include chiropractic, beauty salon, travel agency, insurance, and rare coins and metals.

PROPERTY HIGHLIGHTS

- Fully Leased Investment
- Seven-tenant retail/office complex
- All tenants have been original since 1997
- Most roofs and HVAC systems have been updated

Asking Price	$3,200,000		**CAP Rate**	6.5%
Site Size	1.33 Acres		**Net Operating Income**	$207,863
Building Size	11,292 SF		**Taxes**	-

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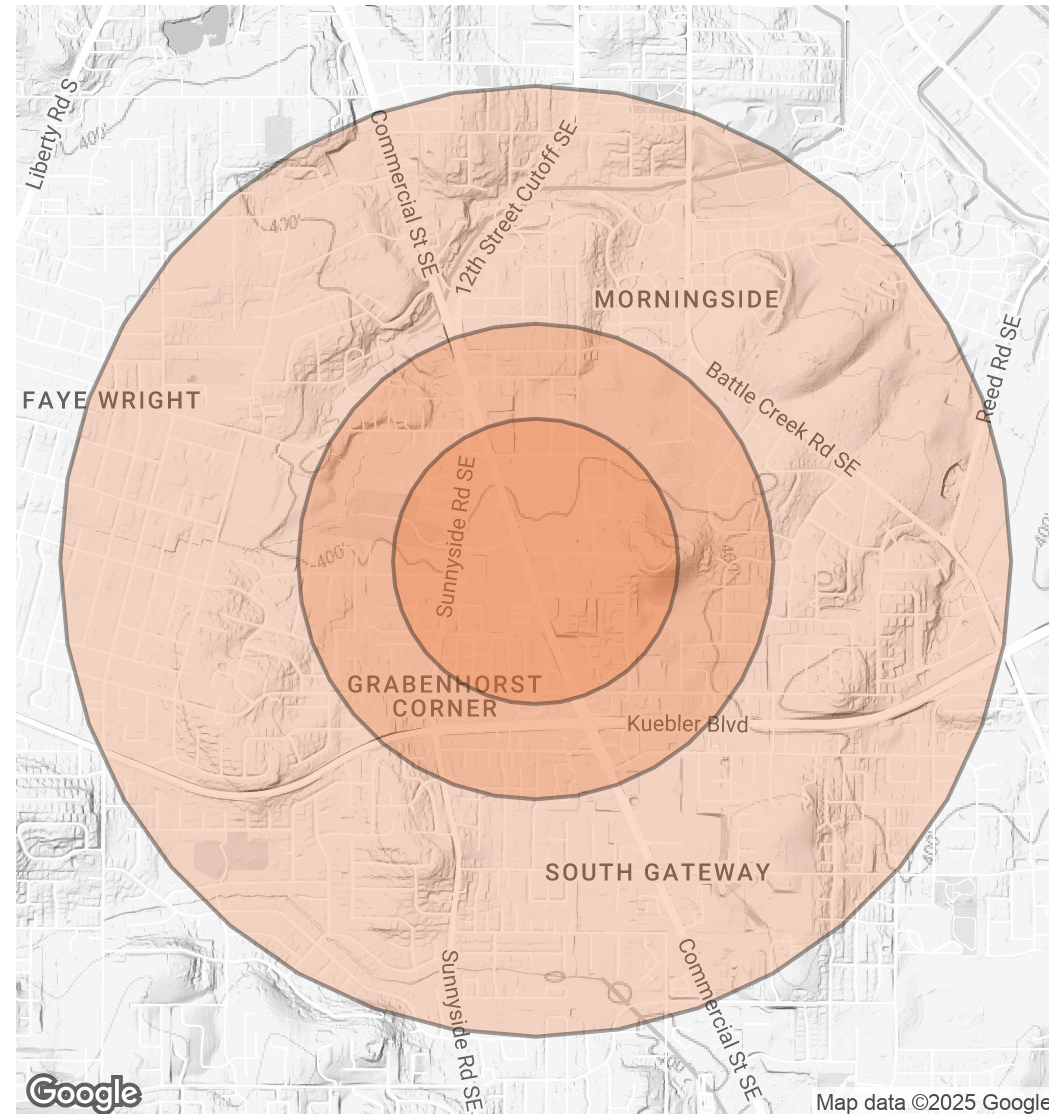toran.schmidgall@svn.com
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,741	3,790	14,519
AVERAGE AGE	43	42	40
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	45	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	689	1,481	5,497
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	$92,376	$94,387	$99,552
AVERAGE HOUSE VALUE	$487,122	$479,910	$465,859

Demographics data derived from AlphaMap

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