

Salem Industrial Site for Sale or BTS

1940-2045 HYACINTH STREET NE | SALEM, OR 97301

**FOR
SALE**

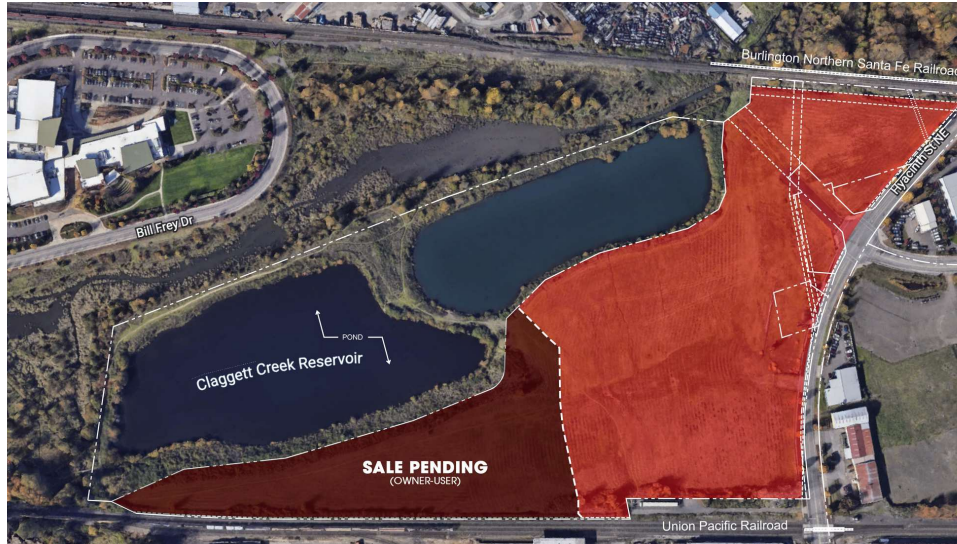


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PROPERTY SUMMARY | 1940-2045 Hyacinth Street NE | FOR SALE



PROPERTY DESCRIPTION

Land available for sale or lease in sizes between 3 - 14.97 acres. BTS, development services, and improved land sales also available. Seller is an industrial developer.

Favorable zoning designation that allows for uses including but not limited to motor vehicle and manufactured dwelling and trailer sales, motor vehicle services, commercial parking, heavy vehicle and trailer storage/sales, self-service storage, contractor's yard, multifamily, retail, hospitality/temporary commercial lodging, manufacturing, warehouse/distribution.

11.1 acres of the site are pending for sale with an owner-user. The remaining acreage can be purchased in total, or split to smaller land areas.

Seller will complete some utility and roadway improvements as required by Salem, clearing a path to development for a Buyer. Infrastructure plans available to qualified Buyer prospects.

The property can also be developed and leased. Contact brokers for details.



PROPERTY HIGHLIGHTS

- Located immediately off I-5
- Billboard with income and potential user for tenant/buyer advertising
- Divisible to 3 acres
- Full development approvals for a yard site
- Full due-diligence package available to buyer
- Favorable zoning designation

OFFERING SUMMARY

Sale Price:	\$12/SF - \$14/SF
Total Lot Size:	3 - 14.97 Acres
Zoning:	Industrial Commercial- City of Salem

