

**LEGACY**  
REAL ESTATE

FOR SALE OR LEASE

# 2195 FAIRGROUNDS RD NE, SALEM OR

COMMERCIAL BUILDING • 97301

**PHIL BAILEY** BROKER

LEGACY REAL ESTATE | [PHIL@LEGACYRE.COM](mailto:PHIL@LEGACYRE.COM) | 503-779-6967



# OFFER SUMMARY

**\$900,000**

FOR SALE

**\$6,630.40**

FOR LEASE / PER MONTH



**An incredible space  
for a diverse range  
of business ventures.**

## PROPERTY INFORMATION

Property	2195 Fairgrounds Rd NE
Address	2195 Fairgrounds Rd NE Salem, OR 97301
County	Marion
Year Built	1946
Building Sq Ft	4,144
Lot Sq Ft	10,820
Acres	0.16
Lot Dimensions	70.4 x 171.15
Zoning	MU-I
Use	Retail
APN	570146, 570147
Taxes	\$4,506 (2024)

Previously utilized as a print shop, this space is equipped with 3-phase power, an additional 3,459 SqFt of parking space to accommodate operational needs, and large street-facing windows for enhanced visibility.

With high daily traffic exposure, this MU-I zoned property presents a prime opportunity for a variety of businesses.

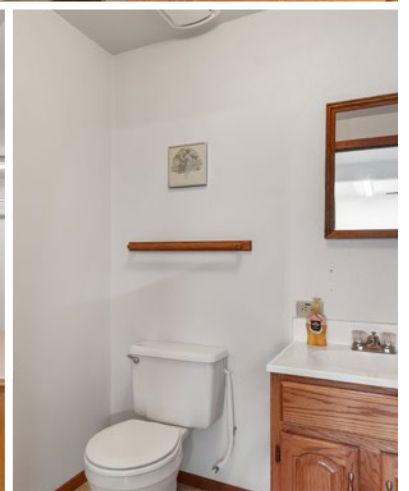
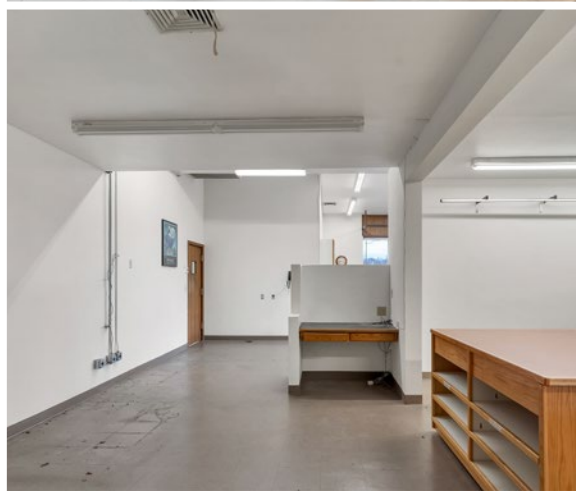
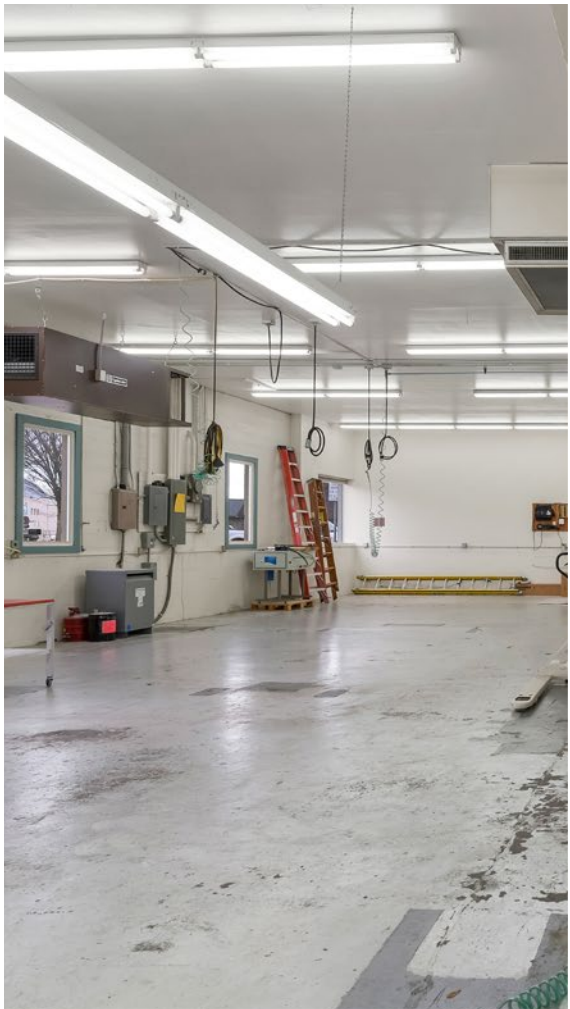






MAR 2025

## Interior Photos





# CONTACT



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