

# 4856 32<sup>ND</sup> AVE SE FOR SALE

SALEM, OREGON



**1.21**  
ACRES



**1,414**  
SQFT HOME



**IG**  
ZONING



**SHOP**  
& GARAGE



**1-5**  
HIGHWAY

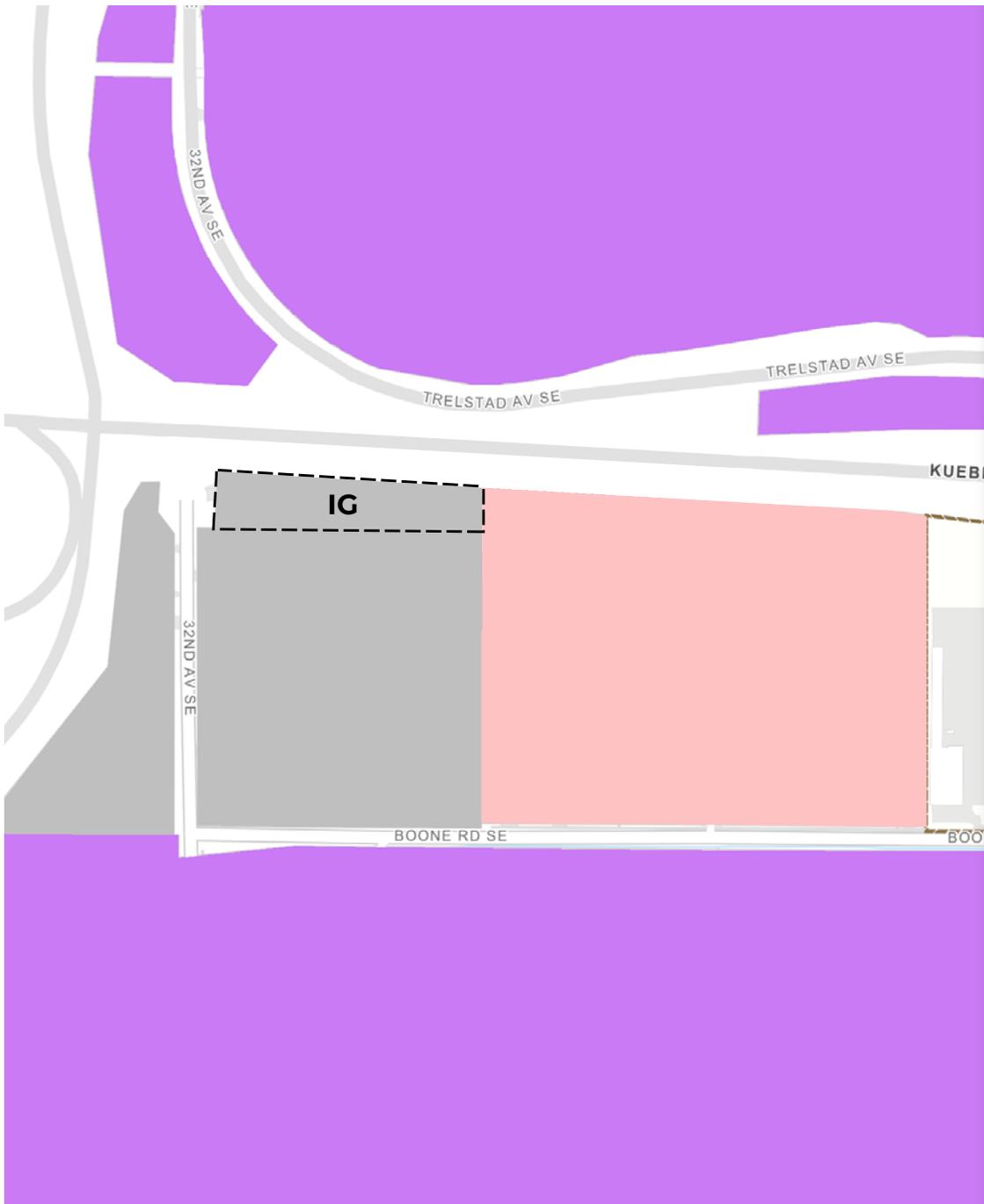
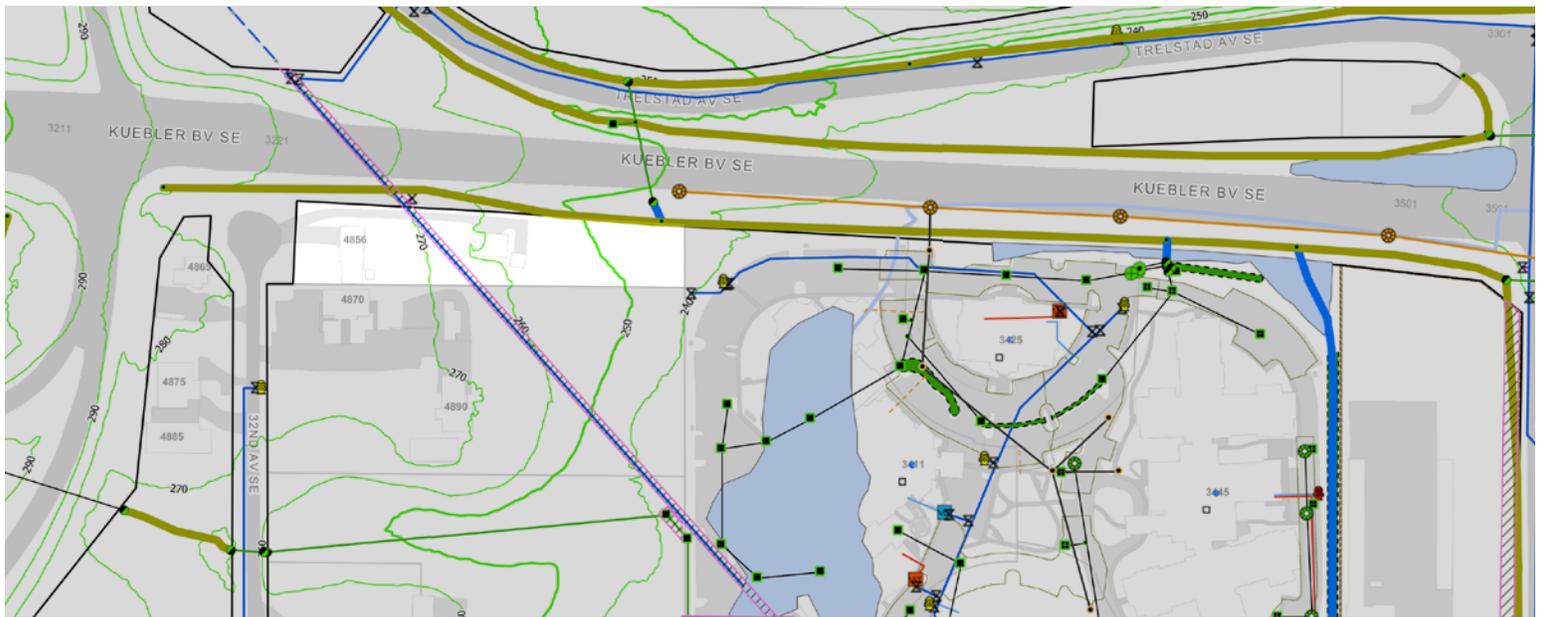
Development opportunity in South Salem with IG zoning.

- Ideal for redevelopment, live/work use, or interim rental while planning future industrial or mixed use potential.
- 1.21 acres with a 3-bed, 2-bath, 1,414 SqFt residential home.
- Attached 2-car garage plus separate shop provide flexible utility.



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- 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

# CONTACT



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