

# Two-Story Office Building & Land Opportunity

4707 SILVERTON RD NE, SALEM, OR 97305



FOR SALE  
& LEASE



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All of the information contained herein was obtained either from the owner or other parties we consider reliable. We have no reason to doubt its accuracy, however we do not guarantee it.



## PROPERTY DESCRIPTION

Great opportunity for a user to lease or own an office building in North Salem. This unique freestanding 2-story office building has a mix of private office spaces, conference rooms, and storage spaces, allowing for a plethora of creative uses. It has easy access to get in and out of the premises with ample parking. The building is also elevator served.

A unique part of this offering is the ability to lease or purchase the 0.88 acres of CR-zoned land immediately adjacent to the building, providing more parking or an additional large lot to develop. **The building and land can be sold or leased as a package, or separately.**

## PROPERTY HIGHLIGHTS

- Zoning: CR (Commercial Retail)
- 2 Story Building
- Elevator served
- Ample Parking Space
- Opportunity to piece together additional land across the street (0.88 Acres)

## OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Call for Rates
Building Size:	10,059 SF
Combined Lot Size:	1.39 Acres
Lot Size:	0.51 Acres
Additional Lot Opportunity:	0.88 Acres



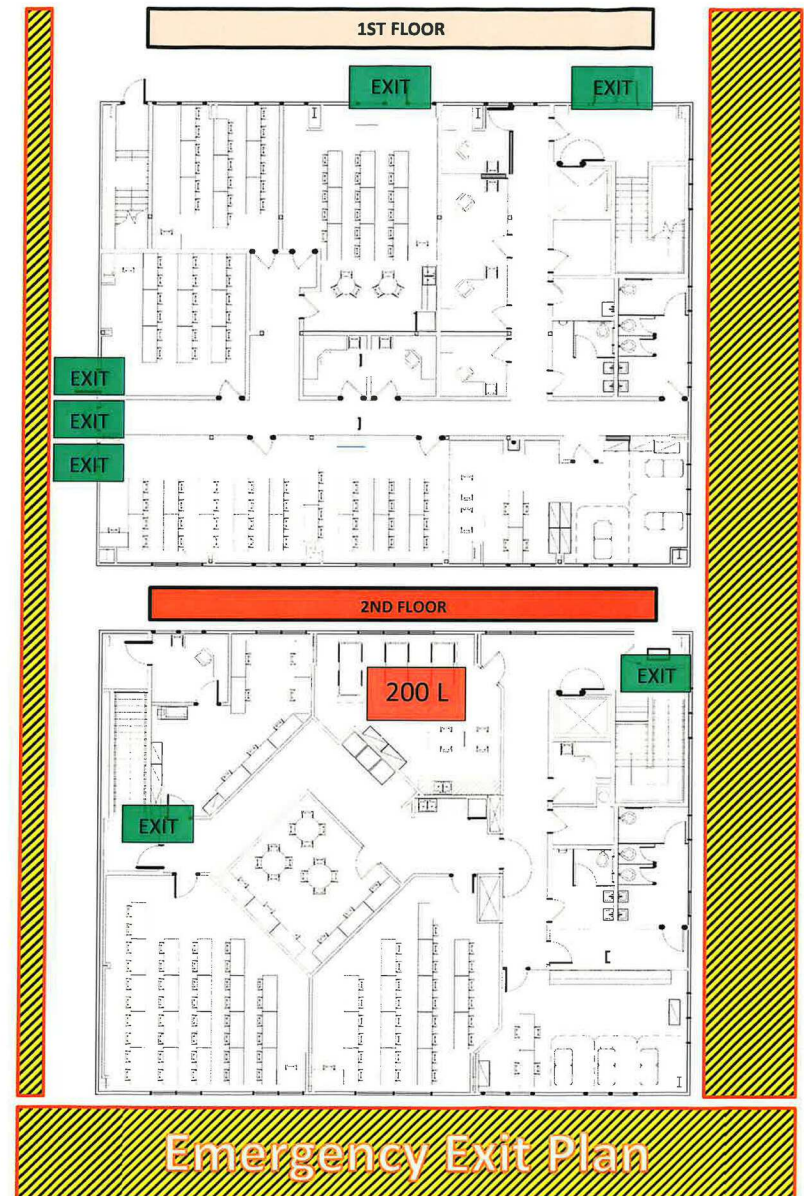
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## DEMOGRAPHICS

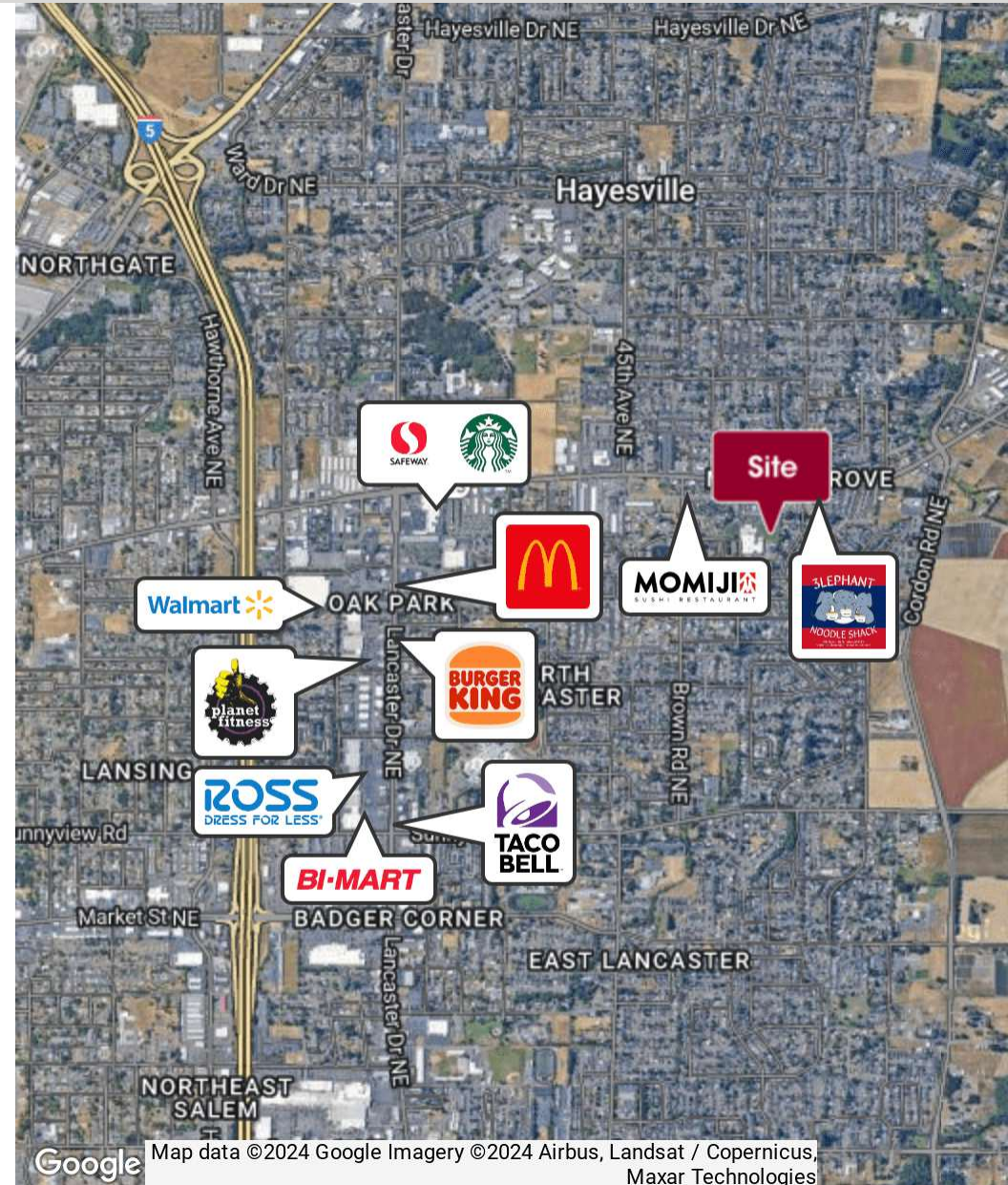
	0.3 MILES	0.5 MILES	1 MILE
Total population	1,751	5,996	17,386
Median age	37	36	36
Median age (Male)	36	35	35
Median age (Female)	38	37	37
Total households	563	1,924	5,615
Total persons per HH	3.1	3.1	3.1
Average HH income	\$92,535	\$90,326	\$79,366
Average house value	\$277,734	\$278,550	\$307,081

## LOCATION OVERVIEW

Located right off Silverton Road in North Salem, the property has great frontage and is located only minutes from Interstate-5, allowing for great access. It is also less than 1 mile from Oak Park Plaza, where there are numerous dining and shopping options.

## CUSTOM

	DISTANCE	TIME
Wilsonville	27.9 mi	31 min
Portland	44.8 mi	49 min
Eugene	67.6 mi	1 hr 8 min



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