



MLS #	821072	Asking Price	\$499,000
Status	ACTIVE	Area	20 CENTRAL SALEM
Type	Retail	Appr Lot Size	79.3x137.45
Address	2181 State St	Acres	0.250
Cross Street	21 St NE	Lot Square Feet	10,890
City	Salem	Appr Bldg. Sqft.	1395
State	OR		
Zip	97301		


Remarks

Looking for the perfect spot to start or grow your small business? This Commercial property in a highly visible Corner Lot is just what you need. Shop has AC, Forced Air Heat, & more. !BONUS! - it's Zoned for mixed-use, which supports various applications, from residential, retail, office, medical to light industrial. This space offers the perfect blend of convenience and visibility. Don't miss this opportunity to establish your business where everyone will see it!

General

Property Name	Salem Auto Glass	Virtual Tour
Tax Account #	527393	
Listing Date	9/3/2024	
Possession	COE	
County	Marion	
Zoning		
Original Price	\$625,000	

DOM	36
Expenses - A or P	
Maintenance	
Vacancy Loss	
Less Annual Debt Service	

Cash Flow Before Taxes		Total Operating Expense
Taxes	\$2,573	Adjusted Gross Income
Tax Years	2023	Net Operating Income
Directions 	Corner of State and 21st.	Gross Sched Income

Features

SUITABLE/ INDUSTRY	Distrib Ware, Warehouse	SUITABLE/ OFFICE	Office-Warehouse
PROPERTY USE TYPE	Investment, Owner-User	SUITBALE/SENIOR HOUSING	
TENANCY	Single	SUITABLE/ SHOPPING	
SIGNAGE	Yes	HEATING-COOLING	
OUTBUILDINGS		SEWER	City
ROOF		WATER	City, Connected
SIDING		HIGH SPEED COMM.	
FOUNDATION	Continuous	TERMS SELLER WILLCONSIDER	Cash, Conventional
BASEMENT			
FENCED YARD			
VIEW			

My Information



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