

PROPERTY SUMMARY

FOR SALE | \$446,000

2586 12TH PL SE, SALEM, OR 97302



PROPERTY HIGHLIGHTS

- Owner-user opportunity with flexibility for occupancy, rental income, and/or live-work use
- Property consists of three separate buildings with ability to occupy one or more buildings while leasing the others for supplemental income
- Building 1: Approximately 1,100 SF; previously used as a counseling office with reception area and private offices
- Building 2: Approximately 1,100 SF; similar professional office layout suitable for immediate occupancy or lease-up
- Building 3: Approximately 775 SF; value-add opportunity with potential for live-work conversion or additional rental unit (subject to buyer verification and approvals)
- Well suited for professional, medical, or service-oriented owner users
- Located in a mixed commercial and residential area of Southeast Salem

LOCATION DESCRIPTION

2586 12th Place SE is situated in a well-established area of Southeast Salem characterized by a balanced mix of commercial and residential uses. The property benefits from proximity to neighborhood services, local businesses, and surrounding residential density, supporting a range of commercial uses. Convenient access to nearby arterial roads provides connectivity to downtown Salem, South Salem, and the broader Willamette Valley region, while maintaining a neighborhood-oriented setting.

OFFERING SUMMARY

Sale Price:	\$446,000
Total Building Size:	2,975 SF
Lot Size:	18,014 SF
Price per SF:	\$149.92
Zoning:	Central Office (CO)

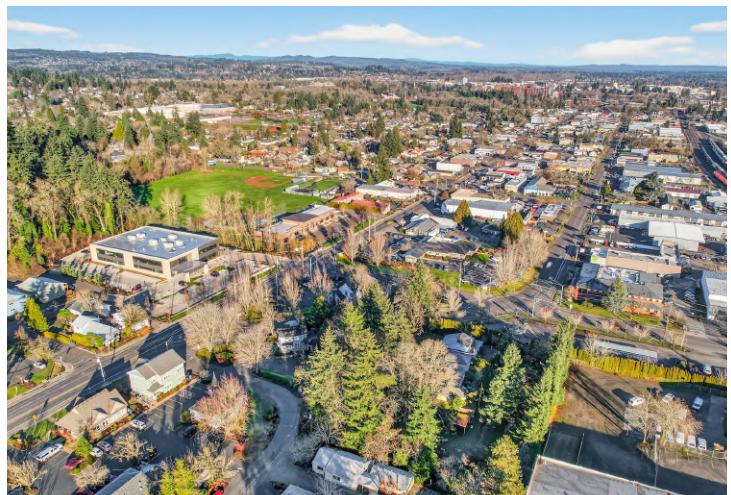
DENISE BROHOSKI

Owner - Commercial Real Estate NW
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ADDITIONAL PHOTOS

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CENTRAL OFFICE (CO) ZONING

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The following are the Allowed Uses that the City would accept for the future owner of this property.

1. One dwelling unit or lodging room in conjunction with a commercial use
2. Duplex, multiple family dwellings
3. Travel agency
4. Telephone/telegraph communication, radio & television broadcasting, cable television services
5. News dealers and newsstands
6. Finance, insurance and real estate
7. Rooming and boarding houses
8. Organization hotels and lodging houses on membership basis
9. Landscape counseling and planning
10. Photography studios, beauty and barber shops
11. Consumer credit reporting agencies, mercantile reporting agencies an adjustment and collection agencies
12. Direct mail advertising services
13. Photocopying and duplicating services
14. Secretarial and court reporting services
15. Personnel supply services
16. Computer programming, data processing, and other computer related services
17. Miscellaneous business services
18. Health services except hospitals and nursing and personal care facilities
19. Legal services
20. Elementary and secondary schools
21. Vocational schools
22. Schools and educational services not elsewhere classified
23. Individual and family services
24. Social services not elsewhere classified
25. Engineering, accounting, research management, and related services
26. Executive offices
27. Executive and legislative combined
28. Legal counsel and prosecution
29. Finance, taxation, and monetary policy
30. Administration of human resources programs
31. Administration of environmental quality and housing programs
32. Administration of economic programs
33. National security and international affairs
34. Public parks and playgrounds
35. Public buildings and structures such as libraries, fire stations and public utility facilities
36. Residential facilities
37. Childcare home or facility
38. Child foster home

The following are the Limited/Conditional Uses that the City would accept for the future owner of this property.

1. Funeral services and crematories
2. Zero side yard dwellings
3. Public golf course
4. Nursing care facility
5. Bed and breakfast establishments
6. Veterinary services
7. Mixed-use buildings
8. Religious organizations and membership organizations
9. Eating places
10. Automotive parking
11. Mobile food vendor

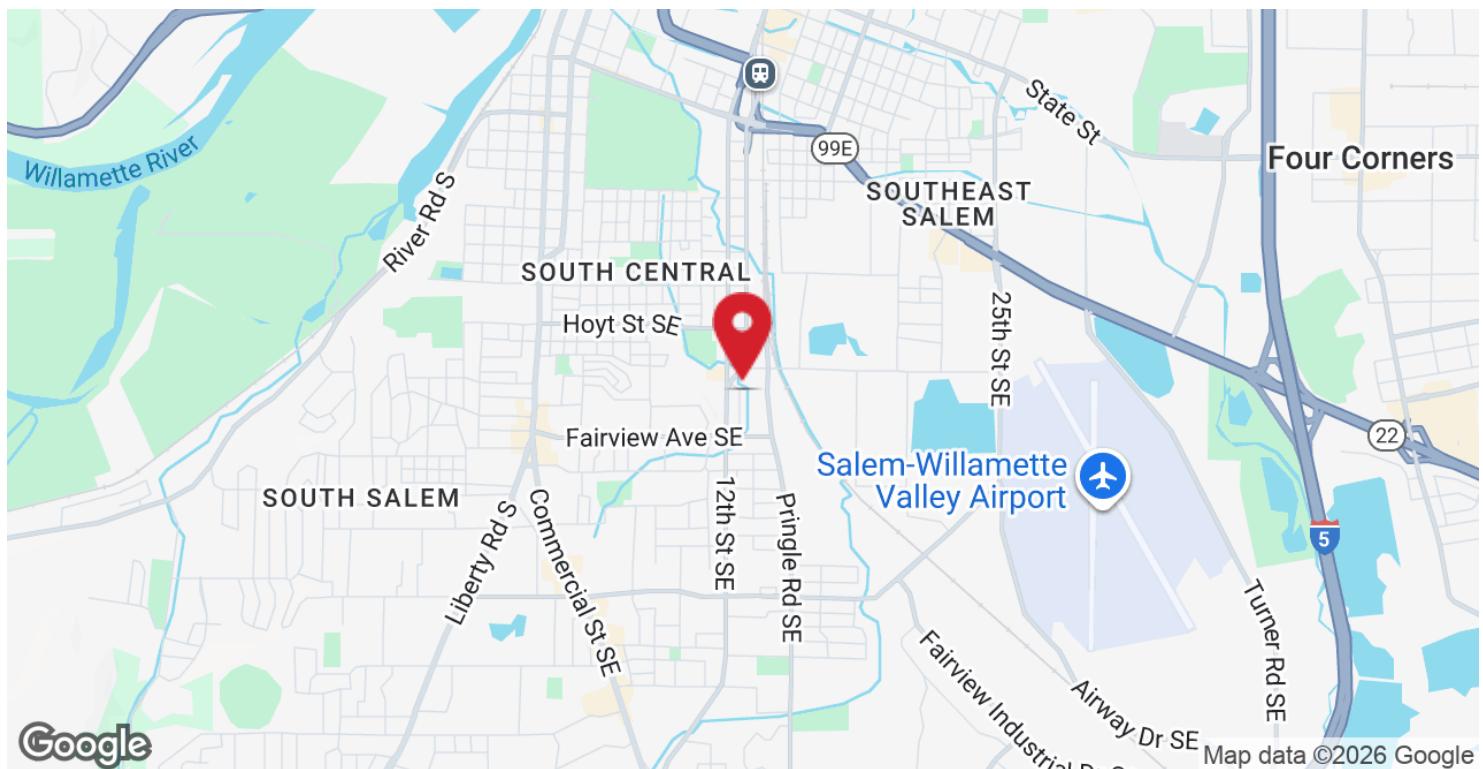
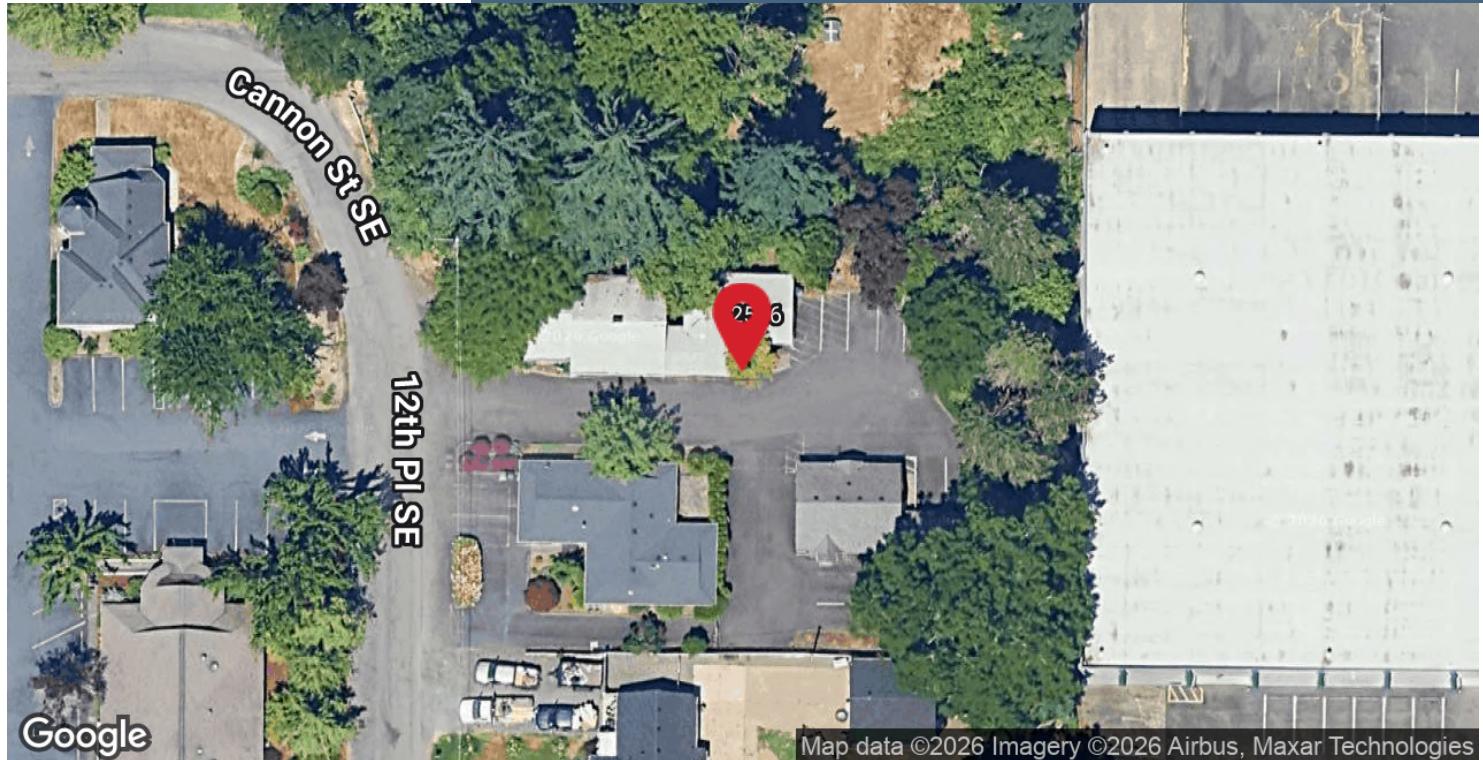
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LOCATION MAP

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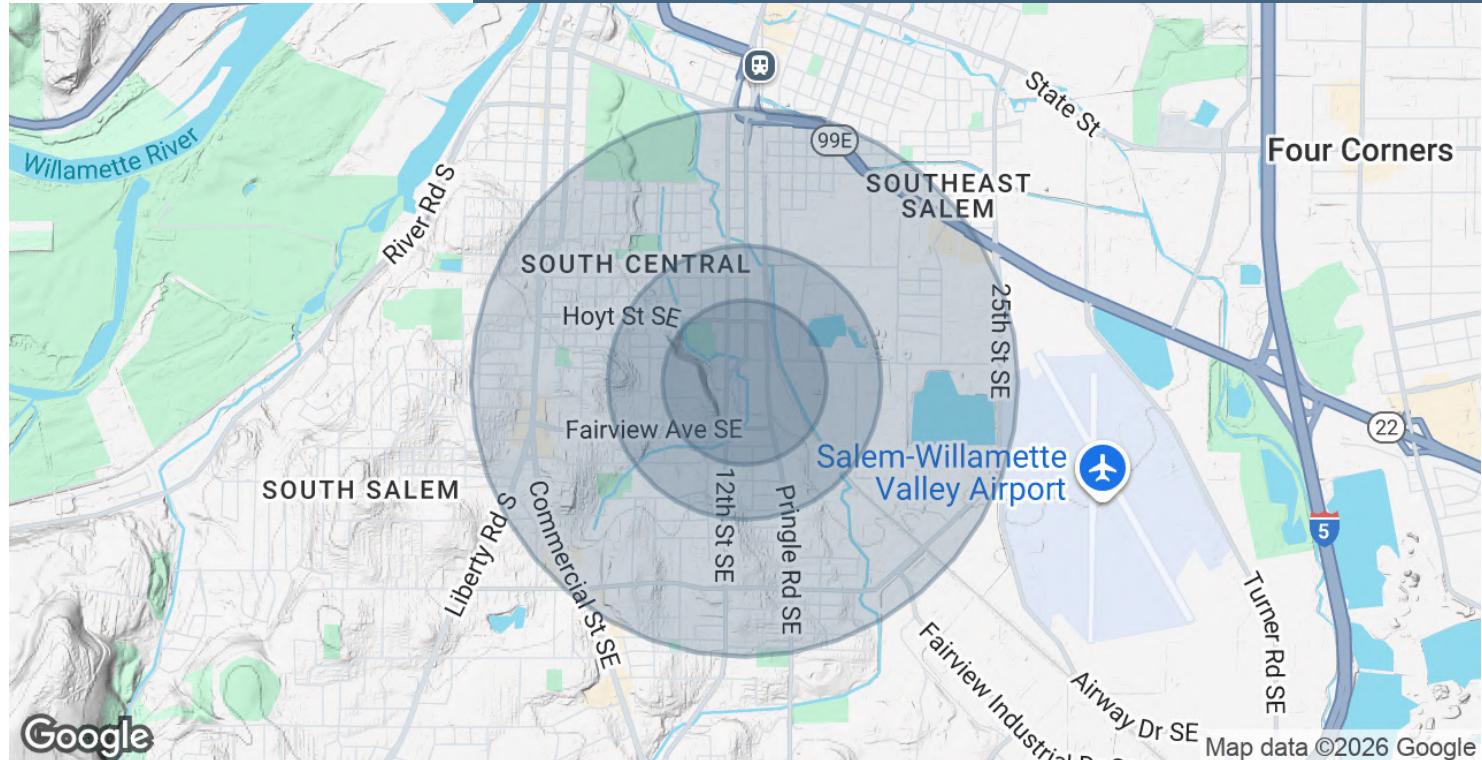


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	700	2,952	11,101
Average Age	38	40	40
Average Age (Male)	37	39	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	288	1,221	4,674
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,402	\$87,191	\$83,923
Average House Value	\$488,811	\$460,275	\$442,317

Demographics data derived from AlphaMap

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