

114

Leased Duplex with Four Bedroom, Two Bathroom Units near Fairgrounds with Excellent Access to I-5, State Capitol Complex and Willamette University Salem, Oregon



PUBLISHED RESERVE: \$725,000*

LAST ASKING: First Time Offered

UNIT TYPE: Duplex

BUILDING SIZE: 6,007± Sq. Ft.

CURRENT MONTHLY RENT:

441 Norway NE: \$2,500

445 Norway NE: \$2,500

ZONING: RM2

PROPERTY INSPECTION:

Wednesday, April 29 - 1:00 PM to 3:00 PM

Wednesday, May 13 - 1:00 PM to 3:00 PM

Wednesday, May 27 - 1:00 PM to 3:00 PM

FINANCING: None – All Cash

DESCRIPTION: This two-story duplex was built in 2009 and is located in NE Salem near NE Broadway, which provides excellent access north to I-5 and south to downtown Salem, State Capitol offices, and Willamette University. Both units feature 4 bedrooms, 2 bathrooms, and garages.

The duplex has been leased to college students at \$625 per bedroom or \$2,500 per unit. Current 1-year leases expire in June. Duplex could be a good owner occupant. There is a small fenced backyard.

Projected gross 2026 income is \$60,000. Real estate taxes are \$8,618. Landlord pays for water, sewer, trash, and landscape maintenance.

LOCATION: 441-445 Norway St, Salem, Oregon

APN: 584530

**Individual sales of Auction Properties #102 to #114 are subject to total bids in the aggregate to equal, or exceed, the Portfolio Published Reserve Price of \$7,384,500*

