



FOR SALE

3212 TRIANGLE DR SE

SALEM, OR 97302

TYLER COLLINS

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**MACADAM
FORBES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY DESCRIPTION

High-visibility redevelopment opportunity in South Salem. The property currently consists of two vacant buildings and sits on 0.62 acres of mixed-use land. The lot lays out well for a potential drive-through or mixed-use focused redevelopment.

PROPERTY HIGHLIGHTS

- Prime redevelopment opportunity for retail or office users.
- Flexible MU-1 zoning
- Two buildings: 3,576 SF & 840 SF

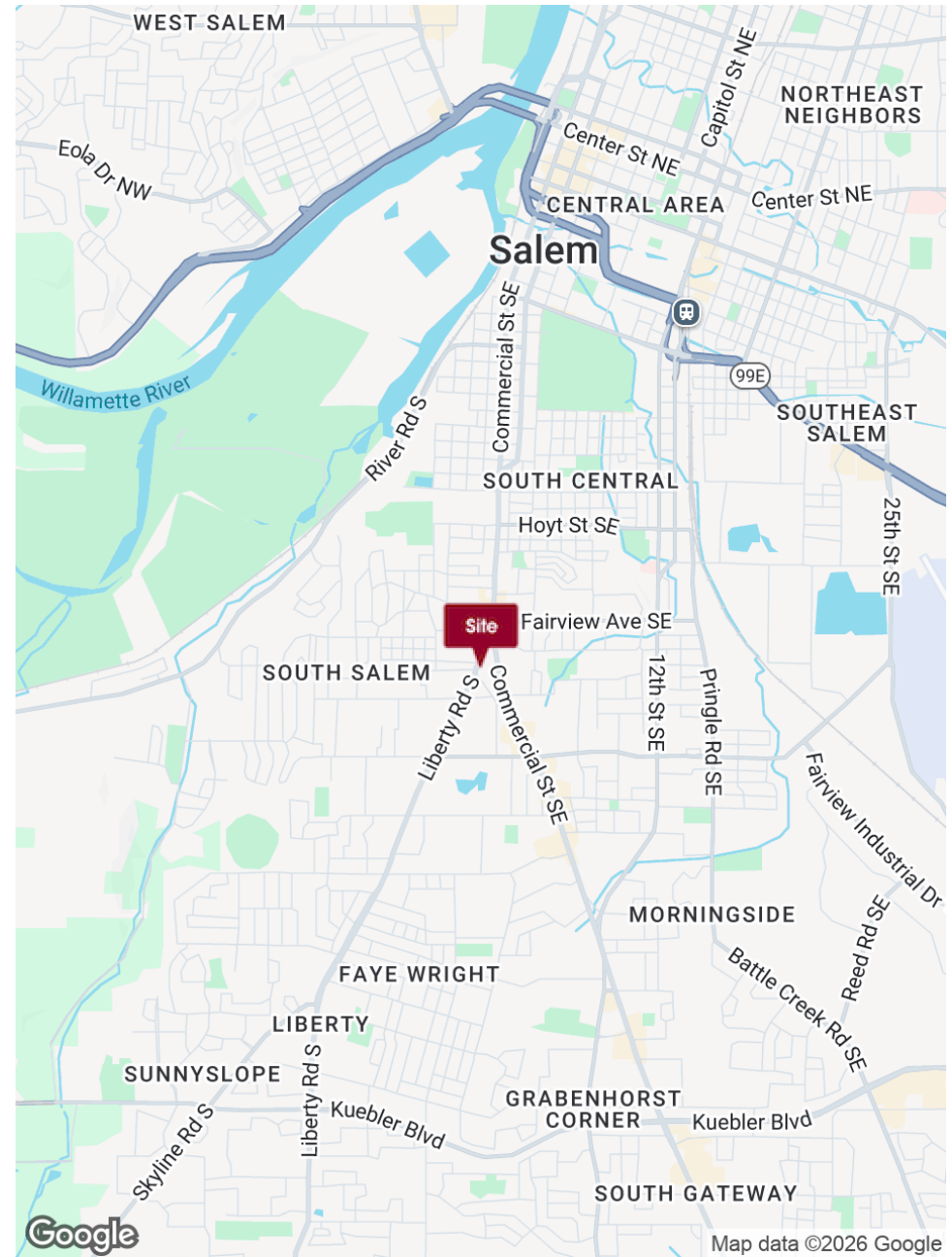
OFFERING SUMMARY

Sale Price:	Contact Brokers
Lot Size:	27,120 SF
Total Building Size:	4,416 SF



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