

1,440 SQUARE FOOT COMMERCIAL BUILDING ON 0.15 ACRE LOT



1890 Capitol ST NE Salem, OR 97301



503-983-4405



markshadrin@bhhsnwrep.com



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1890 Capitol ST NE Salem, OR 97301

AVAILABLE FOR SALE

SUMMARY

- City Information
- About the property
- Business Opportunities
- Zoning Map
- Highlights and Connectivity
- Nearby Locations
- Investor/Buyer Benefits
- Conclusion



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SALEM, OR

"OREGON'S CAPITAL, YOUR BUSINESS OPPORTUNITY"

Salem, Oregon offers an attractive combination of capital-city visibility, regional connectivity, and a diverse economic base. As Oregon's state capital and a major Mid-Willamette Valley hub, Salem supports a wide range of government, healthcare, education, retail, professional, and service businesses. Conveniently located along Interstate 5 between Portland and Eugene, the city provides access to a broad regional customer and employee base. Salem's established neighborhoods, growing commercial corridors, healthcare facilities, restaurants, shopping, parks, and cultural attractions contribute to a strong and diverse business environment.



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ABOUT

THE PROPERTY

RMLS# 703208900 | WVMLS# 845150

Excellent visibility and flexibility at 1890 Capitol St NE in Salem. This 1,440 square foot commercial building sits on a 0.15 acre corner lot and features a large open retail and lobby area, two offices or storage and supply rooms, bathroom, and break room. Six onsite parking spaces plus adjacent street parking provide convenient access. Brick and shingle siding, prominent signage, and a high visibility Capitol Street location add to the property's appeal. City of Salem traffic data from 2015 reported more than 12,000 vehicles passing daily. Located adjacent to Salem Clinic. Previously operated as a cannabis dispensary, the property offers the opportunity to continue a similar use or transition to another permitted commercial use.



LOT LINE APPROXIMATE

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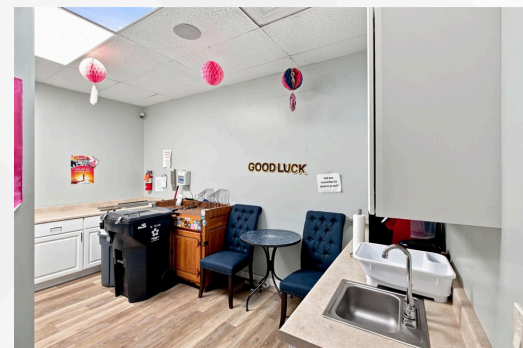
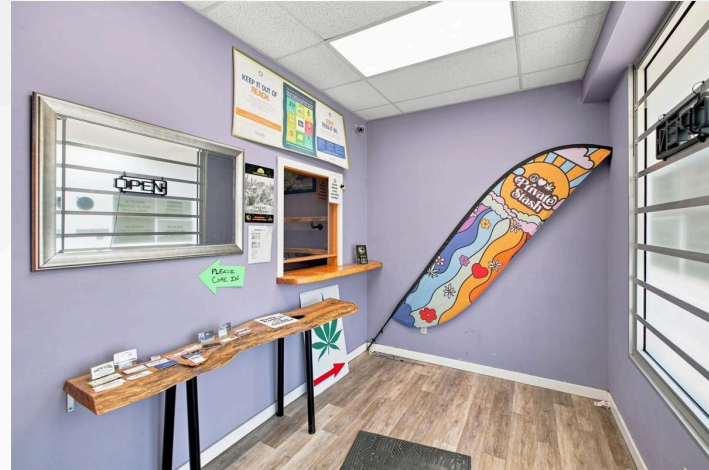


ABOUT

THE PROPERTY

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Existing furniture, fixtures, security system, large safes, display cases, and other dispensary equipment are negotiable, creating the potential for a turnkey operation. Existing cannabis retail license is also negotiable and subject to buyer qualification, regulatory requirements, and applicable approvals.



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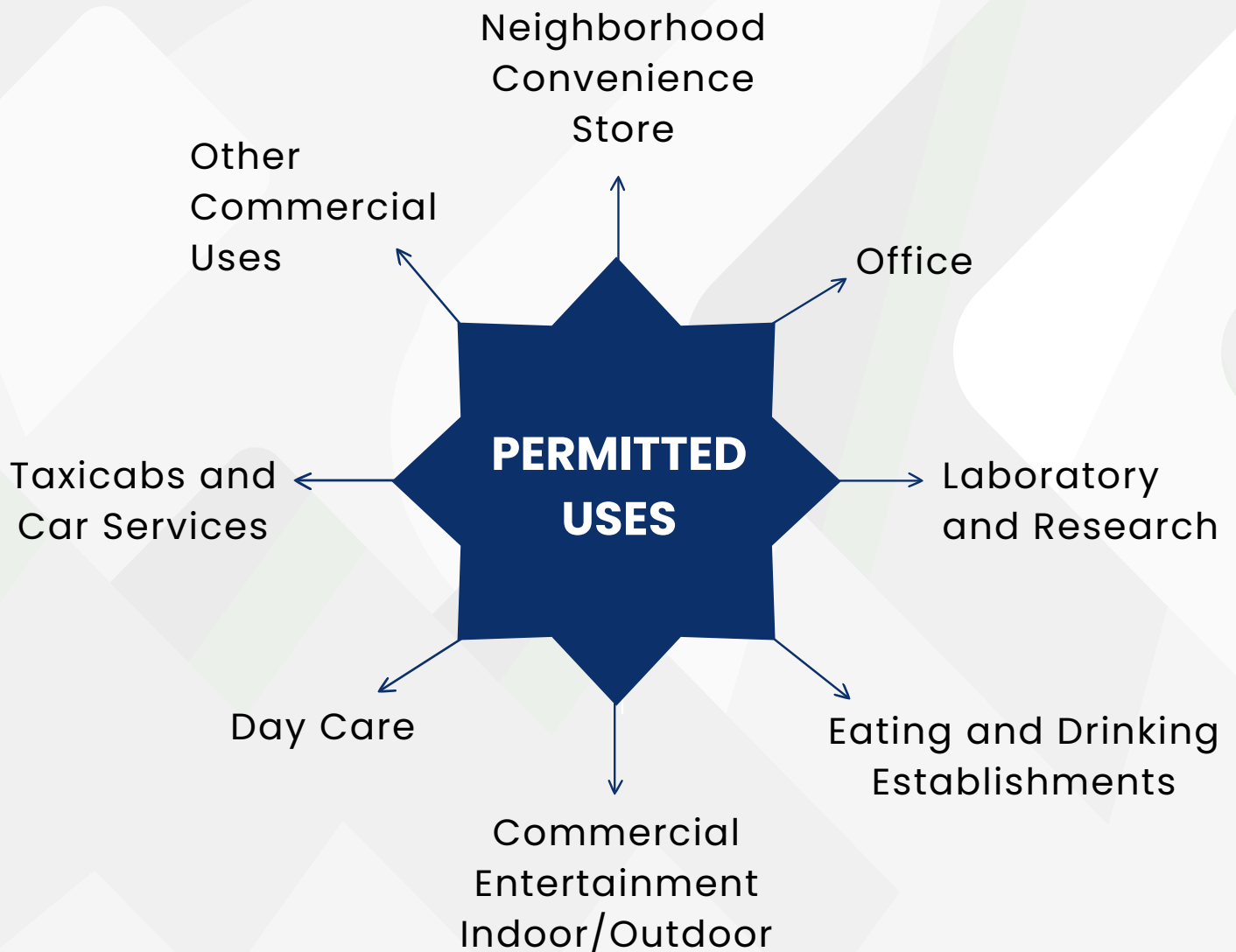
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BUSINESS

OPPORTUNITIES

The property is zoned Retail Commercial (CR) and the following uses are permitted or described as allowed:



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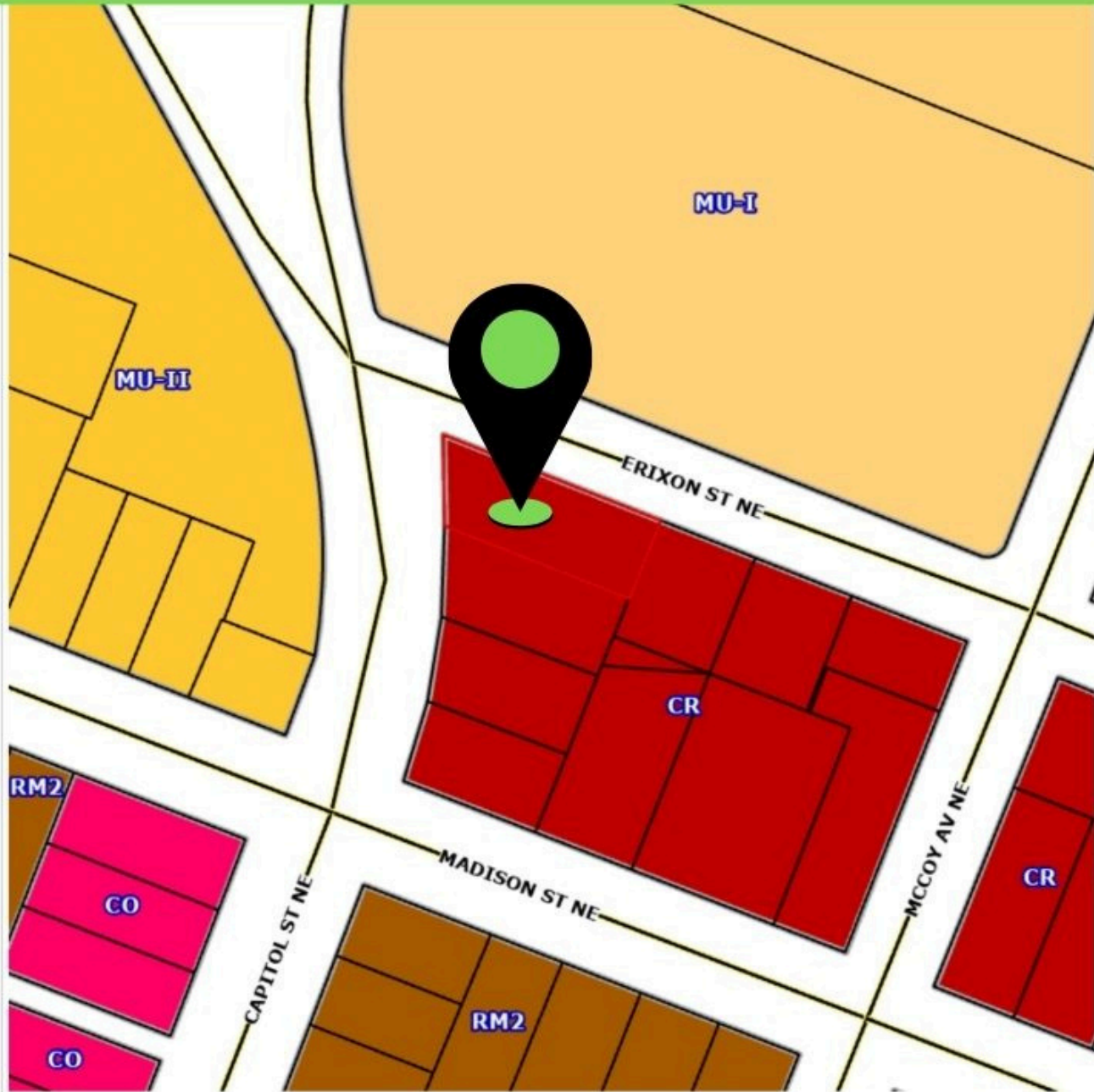
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ZONING

MAP

Zoning: Salem-CR Retail Commercial



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HIGHLIGHTS

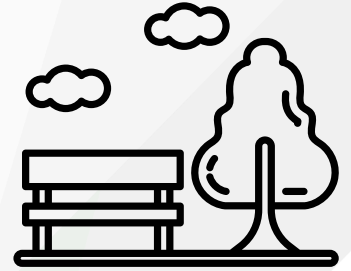
AND CONNECTIVITY



Oregon State
Capitol



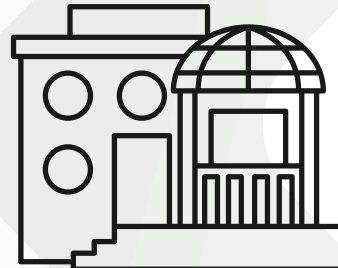
Willamette University



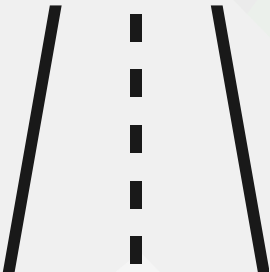
Riverfront
Park



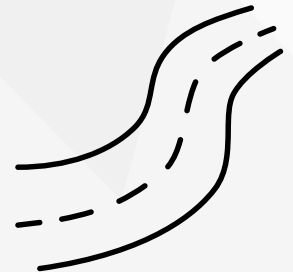
Wells Fargo Bank



Downtown Area



Commercial Street
Corridor



I-5 & Hwy 22



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NEARBY LOCATIONS

FOOD & ENTERTAINMENT

- Starbucks
- McDonalds
- Chipotle
- Salem's Riverfront District
- Sassy Onion Market Street
- and more..

TOP-RATED SCHOOLS

- Willamette University
- Chemeketa Community College
- South Salem High School
- and more..

PARKS AND RECREATION

- Riverfront Park
- Minto-Brown Island Park
- Oregon State Capitol State Park
- and more..

ACTIVITIES

- Cherry Blossom Festival
- Salem's Riverfront Carousel
- Salem Saturday Market
- and more..

OTHER NECESSITIES

- Salem Regional Airport
- Salem Clinic
- Capitol Veterinary Clinic
- and more..



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INVESTOR/BUYER

BENEFITS



High-Visibility Corner Location



Flexible Commercial Opportunity



Multiple Potential Uses



Future Growth



Well-Connected & Ready-to-Adapt Property



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MAKE A

SMART MOVE !

Position your business for opportunity at 1890 Capitol St NE. With high Capitol Street visibility, a functional 1,440 SF commercial building, dedicated parking, and a flexible layout, this property offers a compelling opportunity for an owner-user, investor, or entrepreneur. Its location adjacent to Salem Clinic and near downtown Salem, major commercial corridors, and regional transportation routes adds to its appeal. Whether continuing a similar retail operation or pursuing another permitted commercial use, this property provides the visibility, accessibility, and flexibility to help bring your next business opportunity to life.

Your location. Your vision. Your opportunity. Make the move.



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CONTACT:



Mark: 503-983-4405



Andrea: 503-421-4428 (Español)



markshadrin@bhhsnwrep.com



www.goodhomebroker.com

