

0.59 ACRES

MIXED- USE DEVELOPMENT OPPPORTUNITY



503-983-4405



markshadrin@bhhsnwrep.com



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AVAILABLE FOR SALE

3912 COMMERCIAL ST SE
SALEM, OR 97302

SUMMARY

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SALEM, OR

OREGON'S CAPITAL CITY IN THE HEART OF THE WILLAMETTE VALLEY

Salem offers a compelling combination of capital-city presence, regional connectivity, business opportunity, and quality of life. Located in the heart of Oregon's fertile Willamette Valley, Salem is Oregon's state capital and a regional center for government, commerce, healthcare, education, retail, and professional services.

The city is positioned approximately 47 miles south of Portland, providing access to the greater Portland metropolitan area while maintaining a distinct community identity and more relaxed pace. Salem also offers convenient access to the Oregon Coast, Cascade Mountains, and the broader Willamette Valley.



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ABOUT THE PROPERTY

Do Not Disturb Tenant, Customers, or Employees. Appointment Required for All Viewings. Offered for the first time in 34 years, this 0.59 acre two parcel package presents a rare opportunity with existing rental income and future development potential. The property includes approximately 0.45 acres zoned Mixed Use III and approximately 0.15 acres zoned Residential Single Family. The existing tenant occupies the front portion of one parcel and has expressed interest in remaining. The rear portion of that parcel remains undeveloped, while the adjacent parcel includes a single family home. With approximately 70 feet of frontage on Commercial Street and an additional 65 feet of frontage on Oakhill Avenue, the property offers excellent visibility and access.



RMLS# 190765011 | WVMLS# 843952



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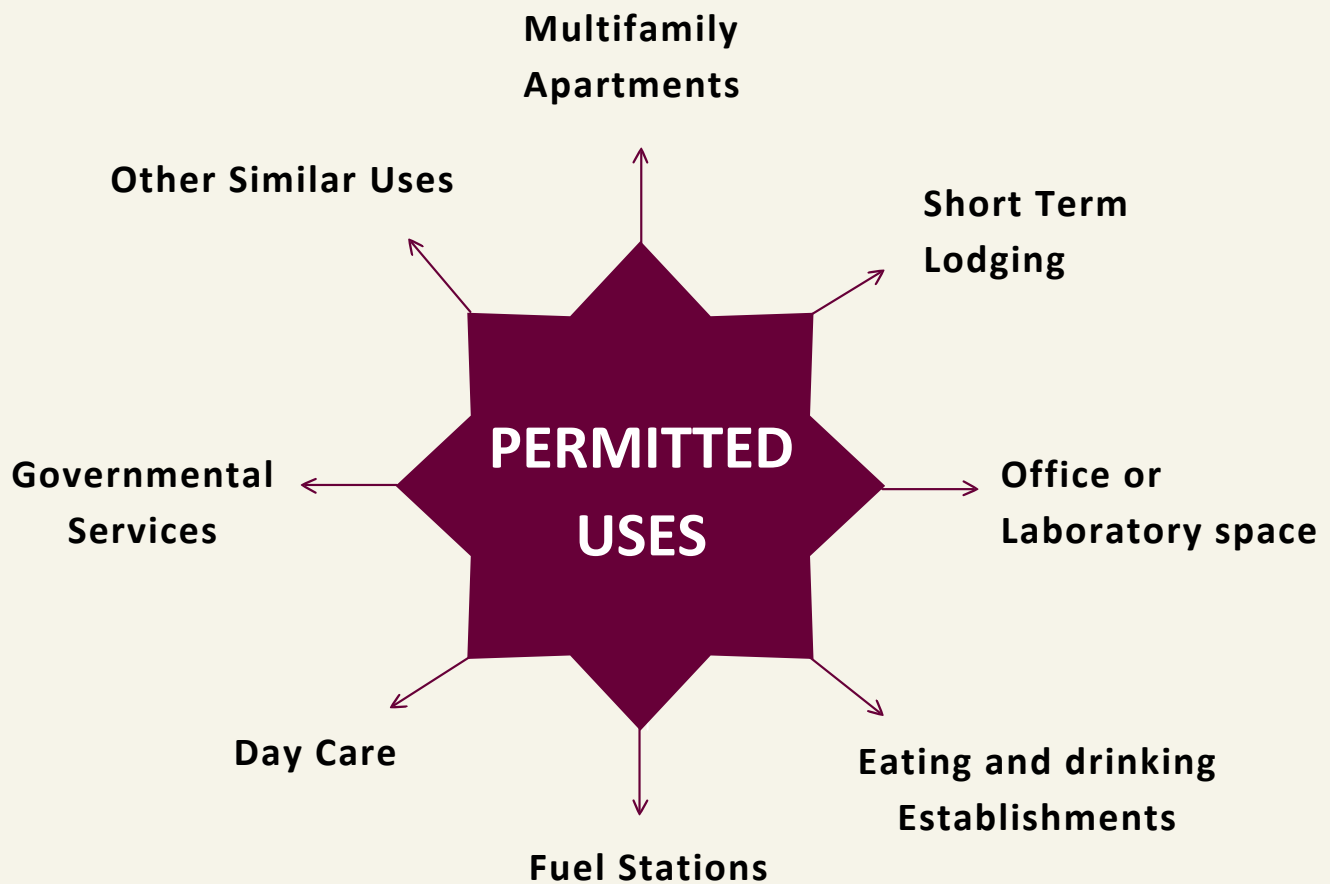
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BUSINESS

OPPORTUNITIES

The property is zoned Mixed Use III (MU-3) and the following uses are permitted or described as allowed:



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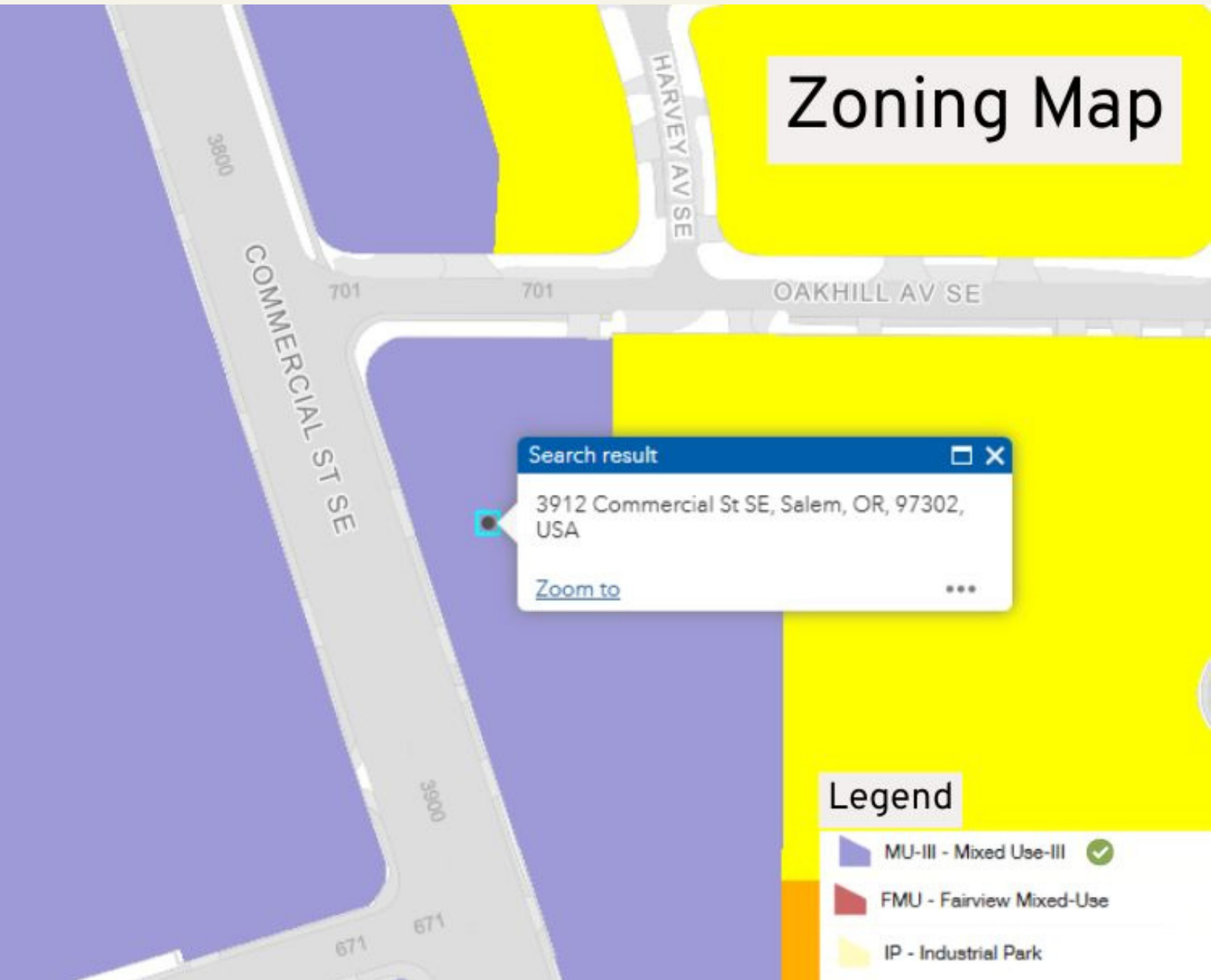
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ZONING

& UTILITY MAPS

Zoning Map



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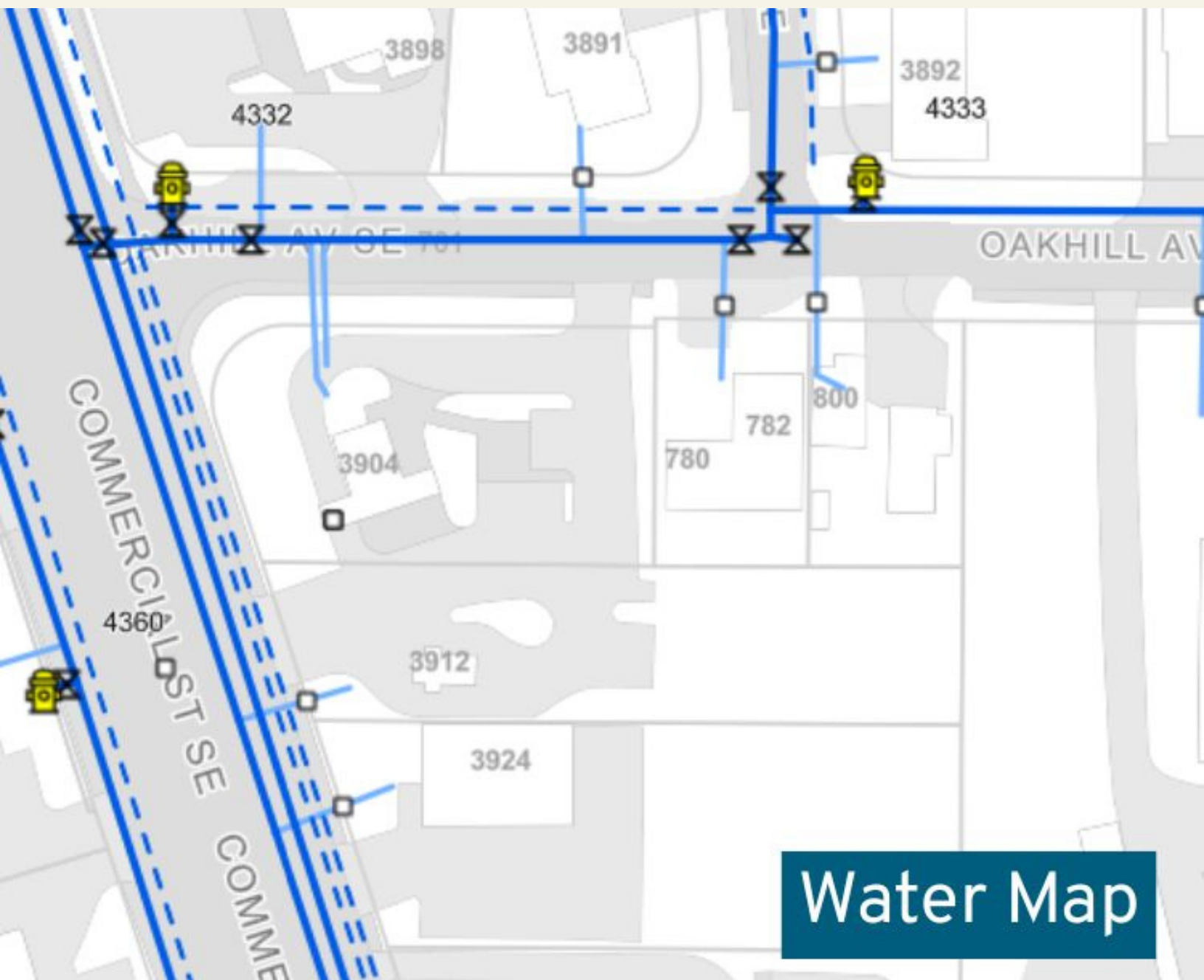


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Water Map

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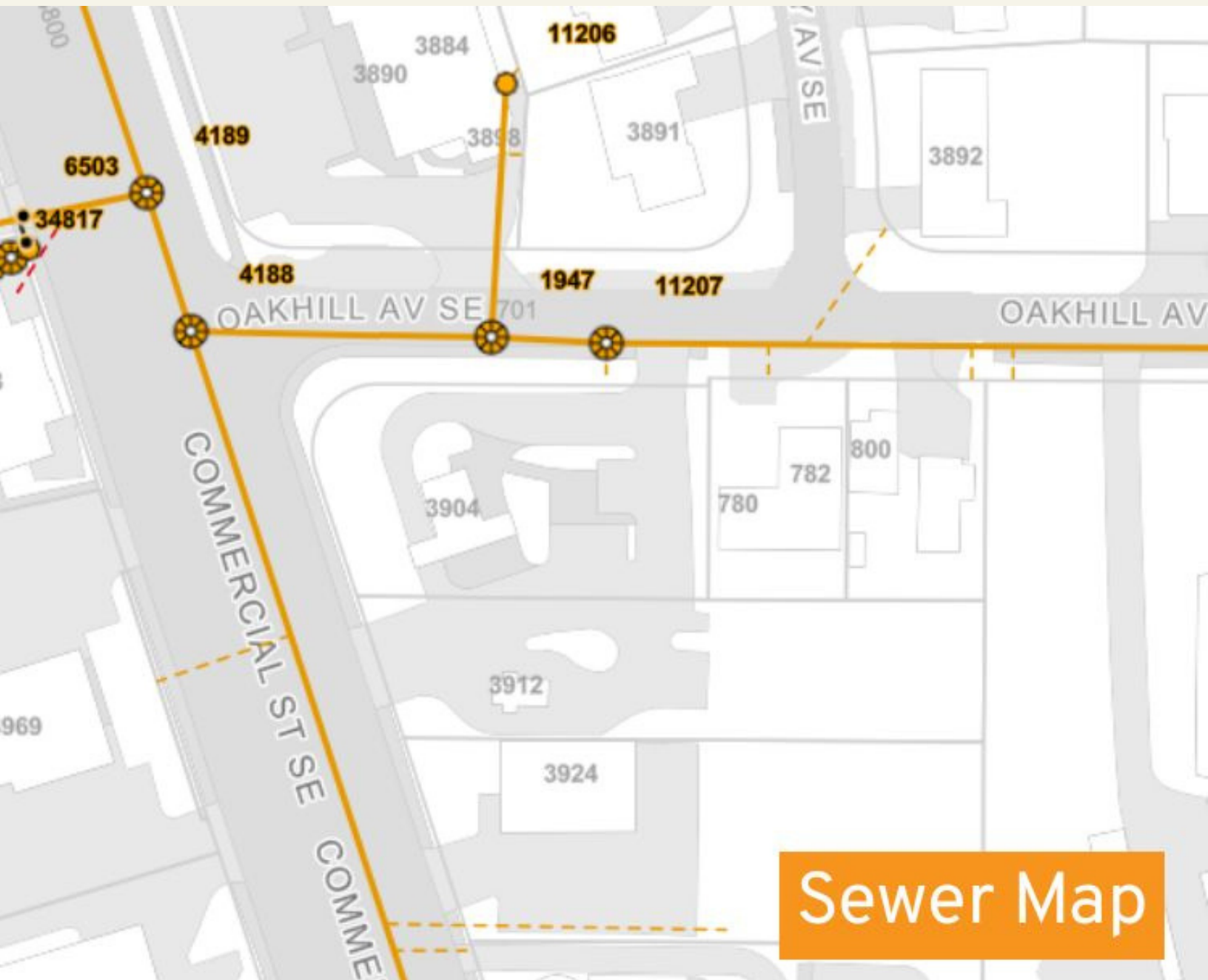


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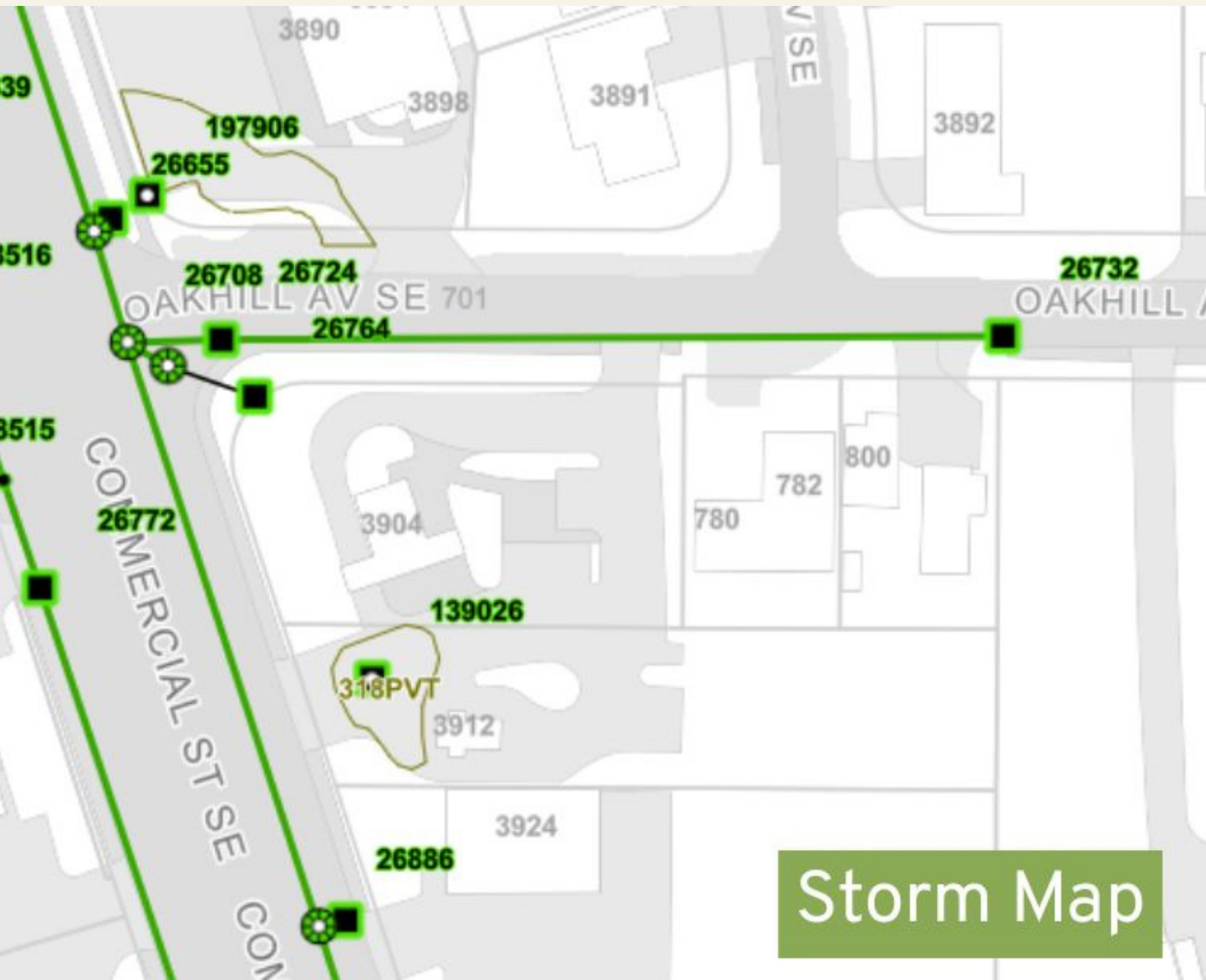




Sewer Map

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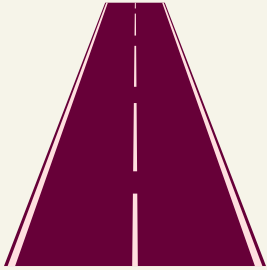


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NEW DEVELOPMENTS

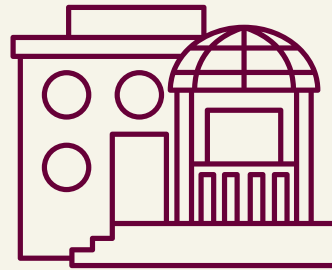
AND ATTRACTIONS NEARBY



Commercial Street
Corridor



Wells Fargo Bank



Downtown
Area



I-5 & Hwy 22



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NEARBY LOCATIONS



FOOD & ENTERTAINMENT

- Starbucks, Panda Express, Chipotle, McDonalds
- Bo and Vine
- Dairy Queen
- The Shutterbug
- The Yard Food Park
- and more..



TOP-RATED SCHOOLS

- Pringle Elementary School
- Judson Middle School
- Sprague 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 Health Hospitals & Clinics
- Capitol Veterinary Clinic
- and more..



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INVESTOR

BENEFITS



Prime Location



Diverse Tenant Base



Strong ROI



Future Growth



Multiple Development Options



Well-connected & Ready-to-develop Property



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MAKE A SMART MOVE !

This property offers a unique opportunity to own an established South Salem commercial property with existing rental income, excellent visibility, two parcels, and future development potential. With approximately 0.59 acres, 135 feet of combined street frontage, and approximately 0.45 acres zoned Mixed Use III, the property provides flexibility for a variety of potential uses. Its location among well-known businesses and convenient access to major Salem corridors further strengthens its appeal. For an investor looking for income today and flexibility for tomorrow, this property is a rare opportunity in a well-established Salem location.



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HATHAWAY**
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