



FOR SALE



1320 CHEMEKETA ST NE

Central Salem Professional Office Opportunity

3,281 SF | \$689,900

1320 Chemeketa St NE, Salem, OR

- Zoned RS with a conditional use approved for office/medical
- On-site parking lot with 8 spaces and free 90-minute street parking
- Stand-alone garage for storage
- Just right outside of Salem's Central Business District
- First Floor - large reception/waiting area, kitchen, 1 private office, 2 large rooms that can be open work areas or made into smaller private offices, and restroom
- Second Floor - 3 private offices, 1 open work area and restroom
- The seller would consider seller financing at the right terms
- The property would make a great live/work office

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PROPERTY SUMMARY



PROPERTY DETAILS	
Address	1320 Chemeketa St NE, Salem, OR
Site Size	0.22 Acres
Building Size	3,281 SF
Sale Price	\$689,900
Year Built	1923
Property Type	Office
Building Class	B

Property Description

All the charm of a 1923 conversion to an office/medical building with the infrastructure of a newer building.

Just 3 blocks to Willamette University and the Oregon State Capitol, this building was a thriving dental practice and could be used for either medical/dental or professional office.

The building still has the plumbing and vacuum to be dental, or it would make an outstanding professional office (law office, accounting firm, a state association, etc).

Location Description

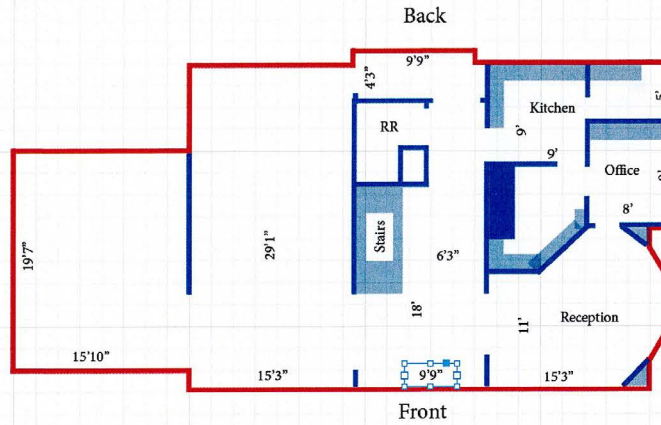
Located mere blocks from the Oregon State Capitol and the Capitol Mall, the subject property is on the eastern fringe of Salem's Central Business District. It is also very close to Willamette University and Salem Hospital.



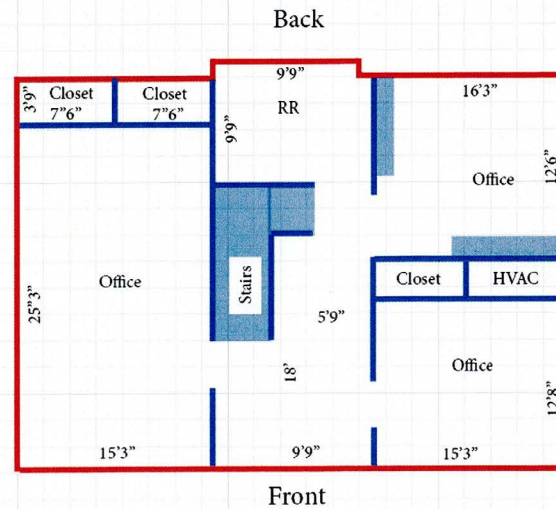
SITE PLAN

SITE PLAN

1320 Chemeketa St
Floor 1

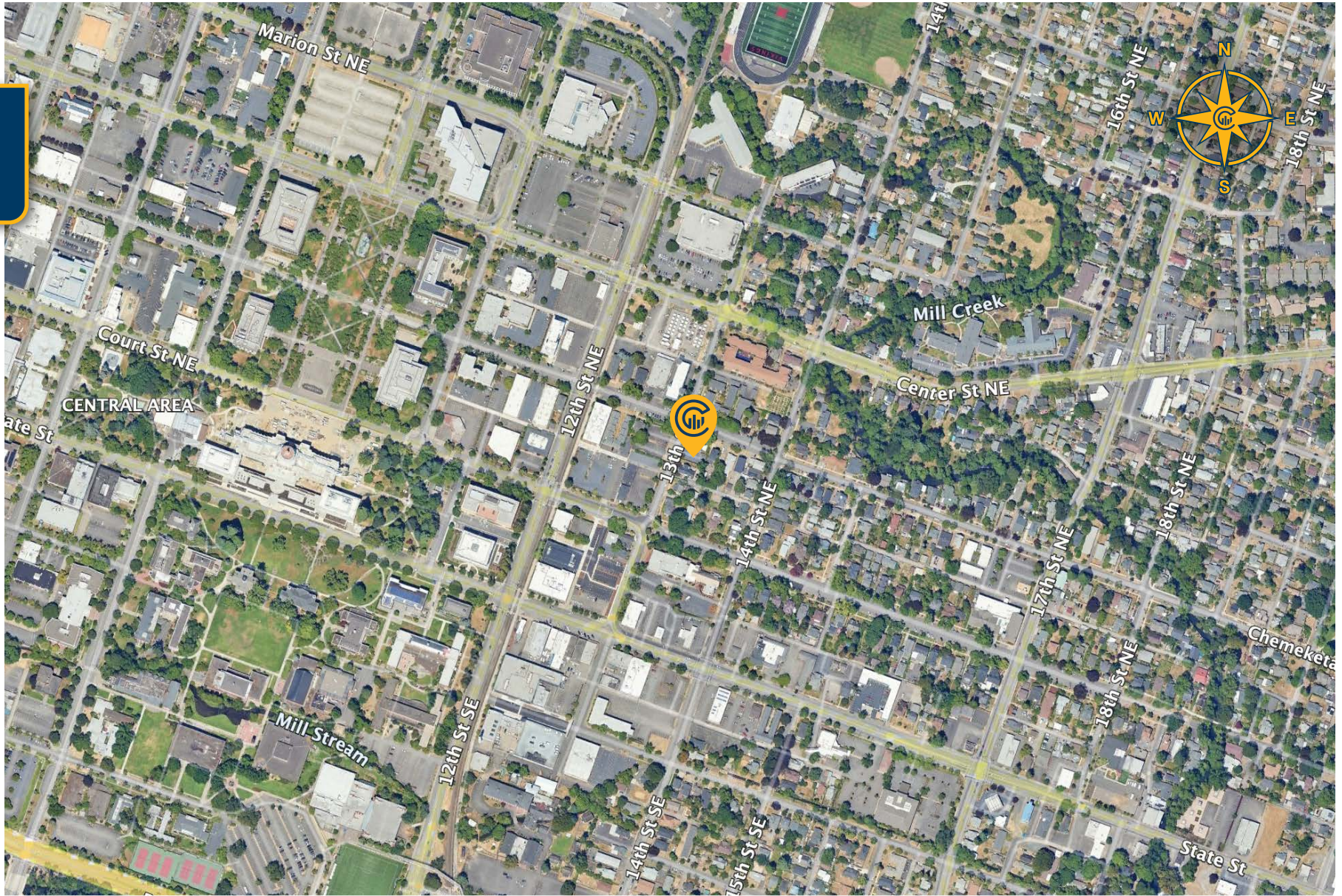


1320 Chemeketa St
Floor 2





LOCAL AERIAL MAP



*Average Daily Traffic Volume | Traffic Counts are Provided by REGIS Online at SitesUSA.com ©2025 | Map data ©2025 Google Imagery ©2025, Airbus, CNES / Airbus, Maxar Technologies, Metro, Portland Oregon, Public Laboratory, State of Oregon, U.S. Geological Survey, USDA/FPAC/Geo

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