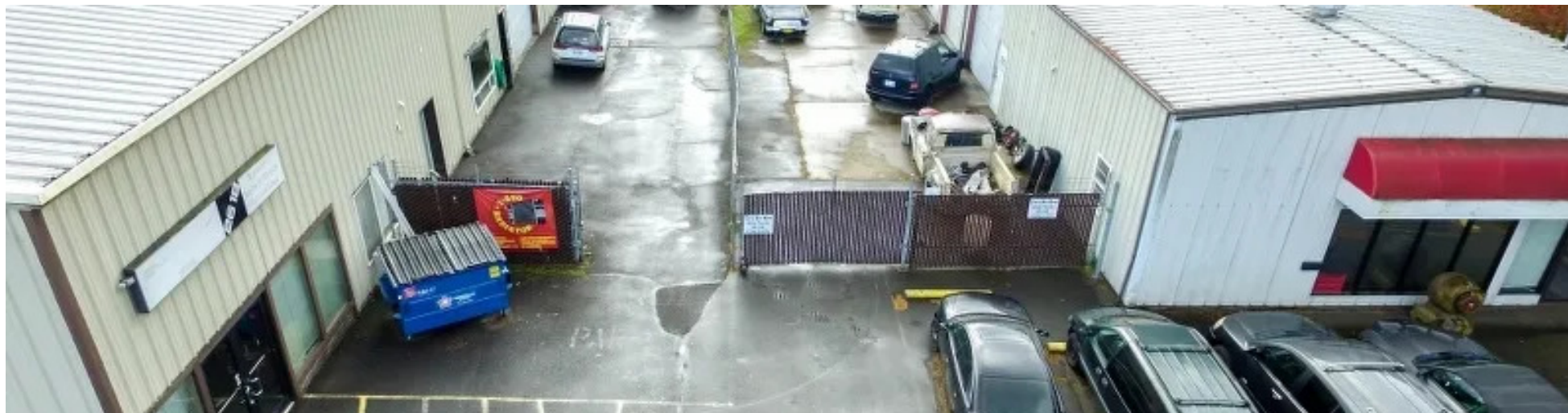




Industrial Property For Sale

2608-2618 Cherry Ave NE, Salem, OR 97301

INVESTMENT OPPORTUNITY



PROPERTY DESCRIPTION

Industrial Investment.

Two-building complex, fully fenced., with three tenants generating \$163,473 per year in gross income. Leases are modified gross so Landlord pays taxes, insurance, and exterior building maintenance. Light industrial buildings like these have had very low vacancy for the past few decades. Call listing agents for more information.

PROPERTY HIGHLIGHTS

- Sought after fully-leased light industrial investment
- Two buildings - fully fenced
- Tenants: Lefty's Plumbing, BW Customs, and Razborka

OFFERING SUMMARY

Sale Price:	\$1,905,000
Lot Size:	1.63 Acres
Building Size:	14,400 SF

CURT ARTHUR, SIOR

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TORAN SCHMIDGALL

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ERIC ANDERSON

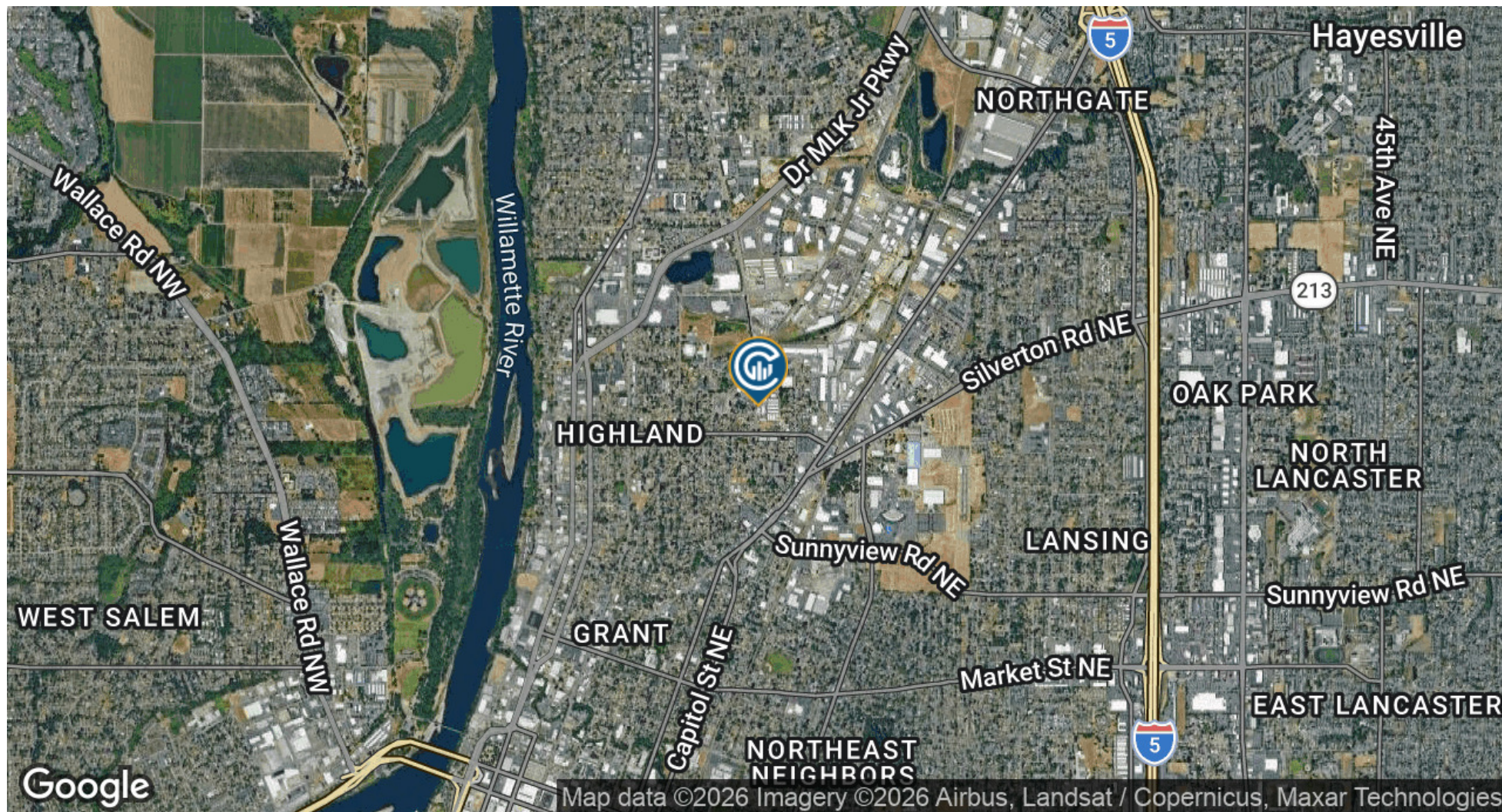
Senior Vice President
360.946.4831
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Industrial Property For Sale

Salem, OR 97301

LOCATION MAP



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ADDITIONAL PHOTOS



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