



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Cottage Courts represents a premier opportunity to acquire a highly stable, exceptionally well-maintained, multi-tenant office asset situated on the northern edge of Downtown Salem. Delivering a current NOI of \$114,429, this property is uniquely positioned as a resilient cash-flowing investment that balances immediately stable yield with clear, long-term rental upside. The property thrives on a diversified, recession-resistant tenant base. The current tenant roster features an ideal mix of high-demand local services, including medical/naturopathic practitioners, professional event planners, and boutique personal service providers (including massage therapists, salons, and counselors). This diverse ecosystem insulates the asset from industry-specific downturns and ensures high historical occupancy with minimal tenant turnover.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	0.45 Acres
Building Size:	9,570 SF
NOI:	\$114,429.00
Cap Rate:	7.15%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	292	1,288	5,673
Total Population	632	2,914	12,936
Average HH Income	\$94,348	\$86,003	\$74,890



ADDITIONAL PHOTOS





REGIONAL MAP

