



Office Building For Sale

2995 Ryan Drive SE, Salem, OR 97301

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This beautiful two-story Class A office building was built in 2010 and the current tenant has been in place ever since. Current net lease goes through January, 2028 with options to renew. The building is very visible to Highway 22, has great curb appeal, and very good parking.

PROPERTY HIGHLIGHTS

- 7% capitalization rate on current income
- Price well below replacement cost
- Adjacent 2965 Ryan Drive (14,000+ SF/vacant) is also for sale

OFFERING SUMMARY

Sale Price:	\$7,200,000
Lot Size:	1.21 Acres
Building Size:	22,751 SF
NOI:	\$503,741.05
Cap Rate:	7.0%

CURT ARTHUR, SIOR

Principal
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TORAN SCHMIDGALL

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ERIC ANDERSON

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LOCATION MAP



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ADDITIONAL PHOTOS



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