



**COLDWELL  
BANKER  
COMMERCIAL**

MOUNTAIN WEST REAL ESTATE

## FANTASTIC MULTI-PROPERTY SALE OPPORTUNITY

\$5,225,000

Unique Opportunity to Buy Multiple Properties on a Prime Corner  
near Downtown Salem!

### ADDRESSES

- 1701 Liberty Street SE, Salem, OR 97302
- 1761 Liberty Street SE, Salem, OR 97302
- 1781 Liberty Street SE, Salem, OR 97302
- 1740-1750 Liberty Street SE, Salem, OR 97302



### OFFICE

**Alex Rhoten**

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**Reuben Worster**

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**COLDWELL BANKER COMMERCIAL  
MOUNTAIN WEST REAL ESTATE  
960 Liberty Street SE, Suite 250, Salem, OR 97302  
503.588.3508**

FOR SALE

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SALE

# 1701, 1761, 1781 & 1740-1750 LIBERTY STREET SE Salem, OR 97302



## OFFERING SUMMARY

Combined Sale Price: \$5,225,000

Zoning: CO - Commercial

1701 Liberty Street: 6,596 SF

1761 Liberty Street: 2,236 SF

1781 Liberty Street: 10,552 SF

1740-1750 Liberty Street: 2,862 SF

## PROPERTY OVERVIEW

Fantastic multi-property sale opportunity! This is a once in a lifetime opportunity to buy a half of a block in the best location in Salem, Oregon.

## PROPERTY HIGHLIGHTS

- High visibility along Liberty Street corridor
- Easy access to local downtown amenities and Salem Hospital



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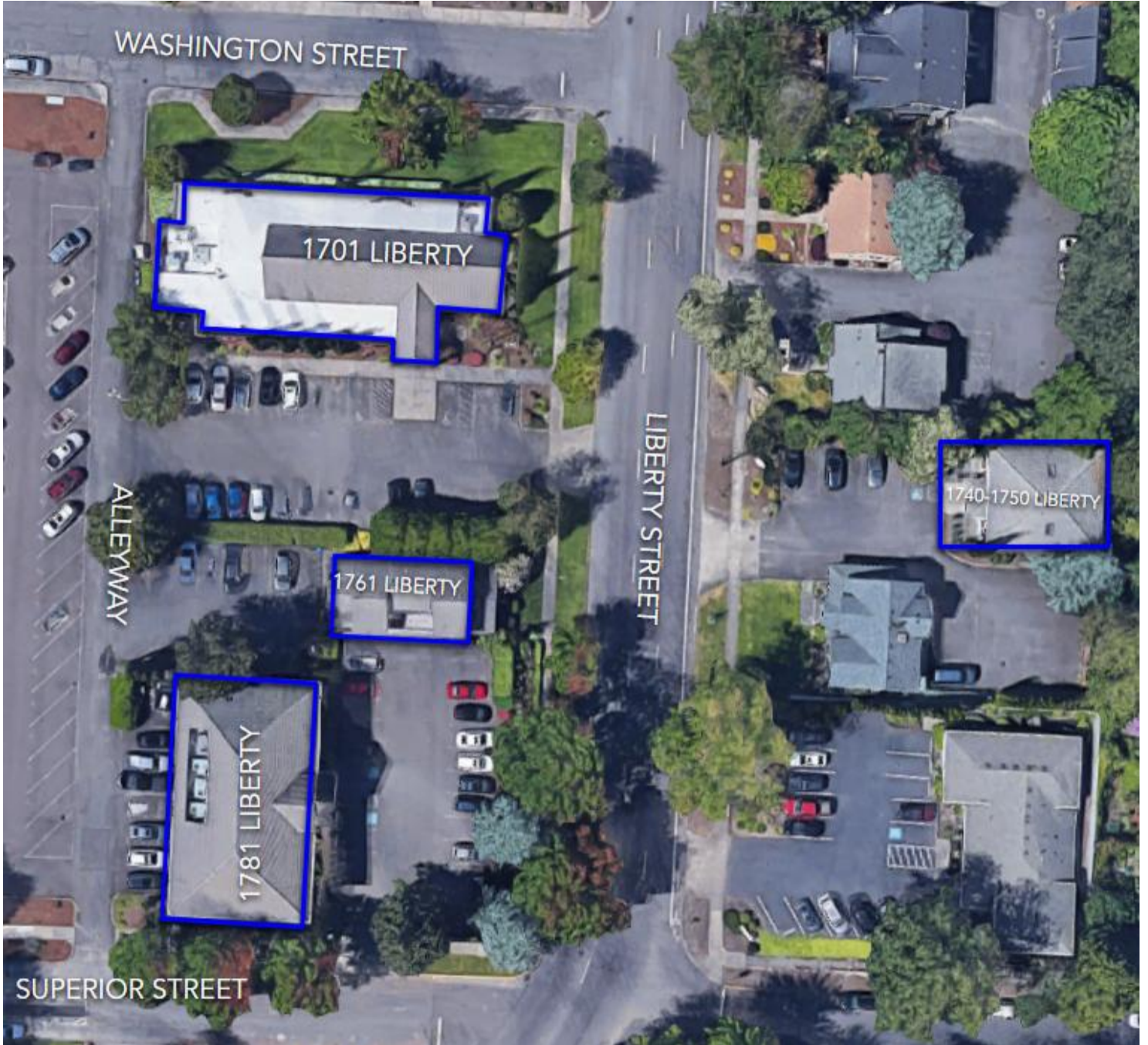
MOUNTAIN WEST REAL ESTATE





**1701, 1761, 1781 & 1740-1750 LIBERTY STREET SE**  
Salem, OR 97302

**SALE**



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## 1701 LIBERTY STREET SE

Salem, OR 97302

SALE

### PROPERTY DESCRIPTION

6,596 SF office building located on Liberty Street and Washington Street. This building has been leased to the State of Oregon Department of Vocational Rehabilitation for nearly 30 years.

It contains vaulted ceilings, 4 bathrooms, a large workroom with many cabinets/storage space, and a large conference room. The conference room is approximately 22' x 32' with a separate wet bar and 2 bathrooms.

### LOCATION DESCRIPTION

Located on the busy Liberty Street corridor with high visibility, the site has easy access to downtown core and amenities.

### PARKING DESCRIPTION

There are 25 parking stalls available.

### HIGHLIGHTS

- Located on the Busy Liberty Street Corridor
- Strong Tenant Currently Occupying the Building
- Gross Annual Income: \$129,833
- Easy Access to Local Downtown Amenities and Salem Hospital
- Constructed in 1990
- Lot Size: 0.55 Acres



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# 1701 LIBERTY STREET SE

Salem, OR 97302

SALE



1701 Liberty St SE - Entrance



1701 Liberty St SE - Work Area/Reception Desk



1701 Liberty St SE - Large Conference Room



1701 Liberty St SE - Large Work Area

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## 1761 LIBERTY STREET SE

Salem, OR 97302

SALE



### PROPERTY DESCRIPTION

2,236 SF office building in a fantastic location near downtown Salem. It is currently leased to a local mortgage company. The main floor features a reception area, 2 wet bars, a workspace, 2 restrooms, and 4 offices. The 2nd floor contains a kitchen, work area, 1 restroom, and 2 offices.

### LOCATION DESCRIPTION

Located on the busy Liberty Street corridor with high visibility, the site has easy access to downtown core and amenities.

### PARKING DESCRIPTION

There are 10 on-site parking stalls available and easy access to off-street parking. Parking lot entry is from the alleyway.

### HIGHLIGHTS

- High Visibility off of Liberty Street
- Gross Annual Income: \$38,124
- Constructed in 1979
- Lot Size: 0.18 Acres
- Easy Access to Local Downtown Amenities and Salem Hospital



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# 1761 LIBERTY STREET SE

Salem, OR 97302

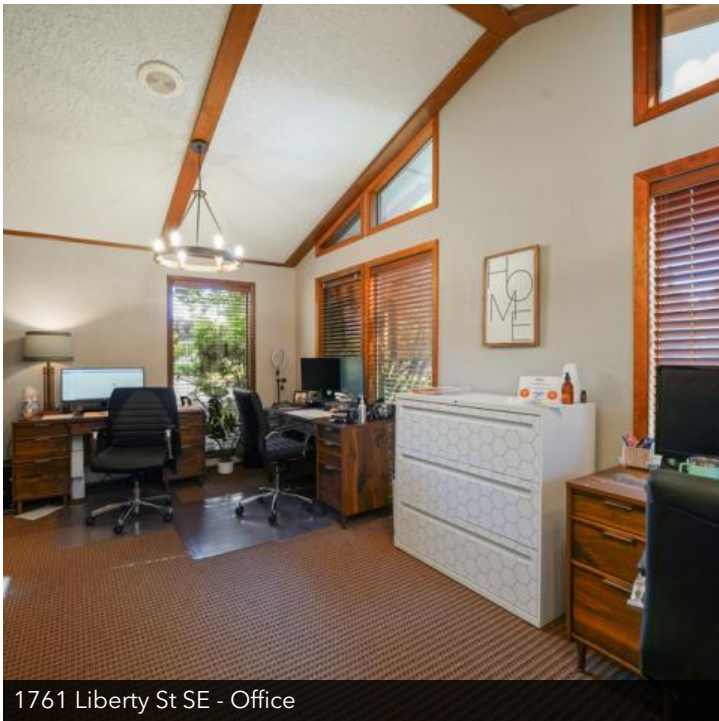
SALE



1761 Liberty St SE - Office



1761 Liberty St SE - Office



1761 Liberty St SE - Office



1761 Liberty St SE - Kitchen

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MOUNTAIN WEST REAL ESTATE



## 1781 LIBERTY STREET SE

Salem, OR 97302

SALE

### PROPERTY DESCRIPTION

10,552 SF, 3-story, Class A office building. This building is currently vacant. Great owner/user opportunity.

The first 2 floors are fully handicap accessible and compliant. This property offers 7,819 SF of office space plus 2,600 SF of storage. There are 17 private offices, approximately 12 assistant stations, 2 breakrooms, 2 reception areas (one on each floor), 2 kitchens - one on the 1st floor and one on the 2nd floor, and 4 large restrooms. Offices are oversized with lots of windows and high-end finishes.

### LOCATION DESCRIPTION

Located on the busy Liberty Street corridor with high visibility, the site has easy access to downtown core and amenities.

### PARKING DESCRIPTION

There are 27 on-site parking stalls available and easy access to off-street parking.

### HIGHLIGHTS

- High Visibility Along Liberty Street Corridor
- Constructed in 1999
- Lot Size: 0.56 Acres
- Easy Access to Local Downtown Amenities and Salem Hospital
- 4 Separate Air Conditioning and Heating Systems
- Elevator-Served



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**1781 LIBERTY STREET SE**  
Salem, OR 97302

**SALE**



1781 Liberty St SE - Work Space/Conference Room



1781 Liberty St SE - Work Space/Conference Room



1781 Liberty St SE - Kitchen



1781 Liberty St SE - Reception Area

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SALE

## 1740-1750 LIBERTY STREET SE

Salem, OR 97302



### PROPERTY DESCRIPTION

2,862 SF office building divided vertically into a two tenant building, currently occupied by Edward Jones Investments and Academy of Advanced Aesthetics.

### LOCATION DESCRIPTION

Located on the busy Liberty Street corridor with high visibility, the site has easy access to downtown core and amenities. Just across the street from 1701, 1761, and 1781 Liberty Street SE.

### PARKING DESCRIPTION

There are 8 parking stalls available.

### HIGHLIGHTS

- High Visibility off of the Liberty Street Corridor
- Constructed in 1997
- Lot Size: 0.15 Acres
- Easy Access to Downtown Amenities and the Salem Hospital



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# 1740-1750 LIBERTY STREET SE

Salem, OR 97302

SALE



1740 Liberty St SE - Entrance



1740 Liberty St SE - Entrance/Lobby Area



1740 Liberty St SE - Wet Bar/Entrance to Office



1740 Liberty St SE - Office

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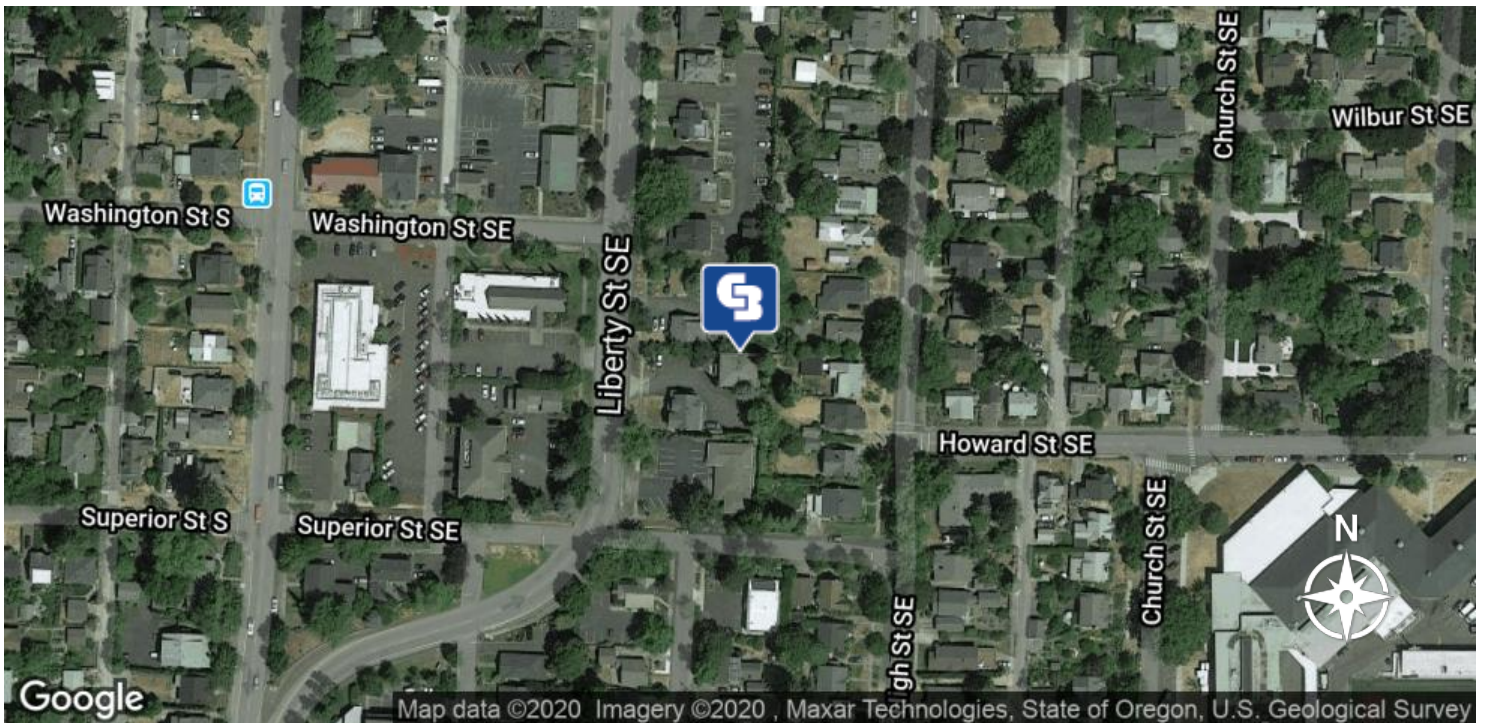
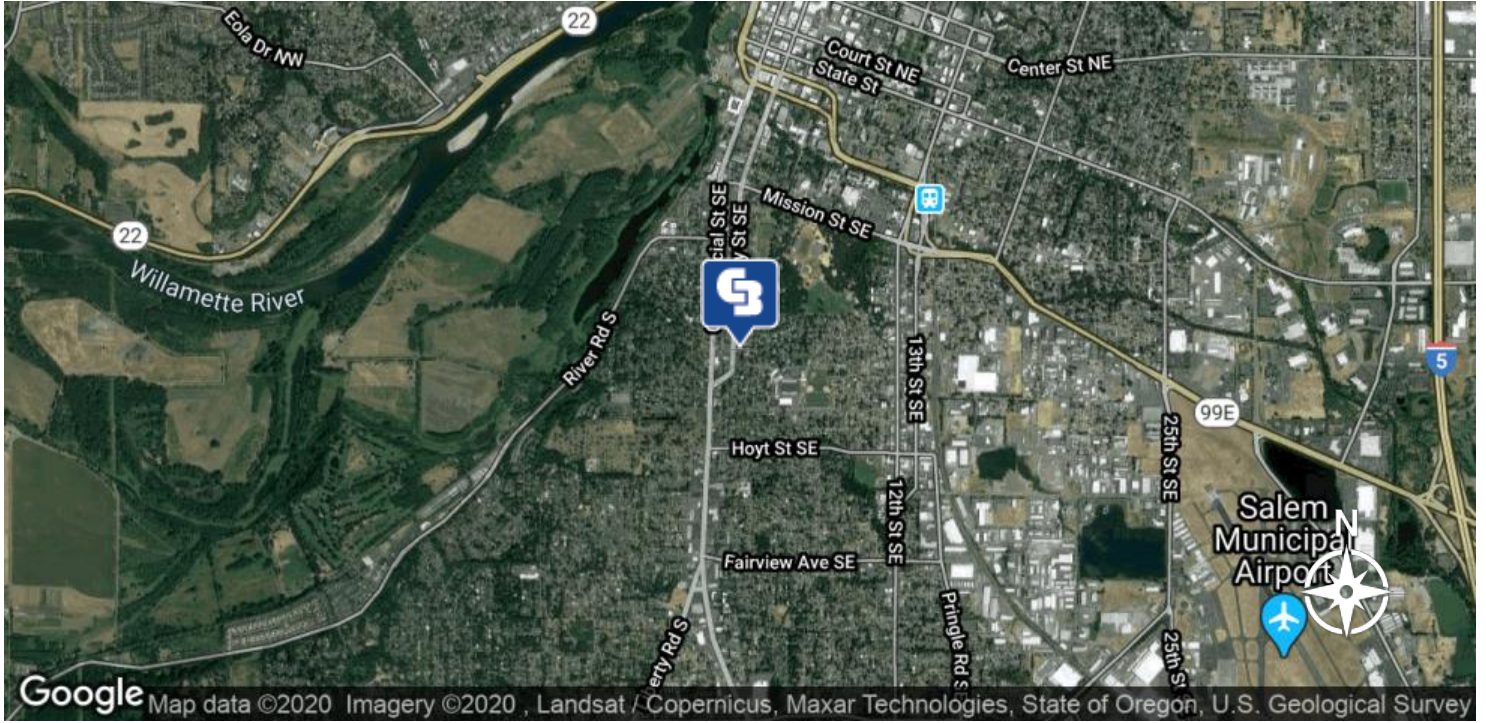
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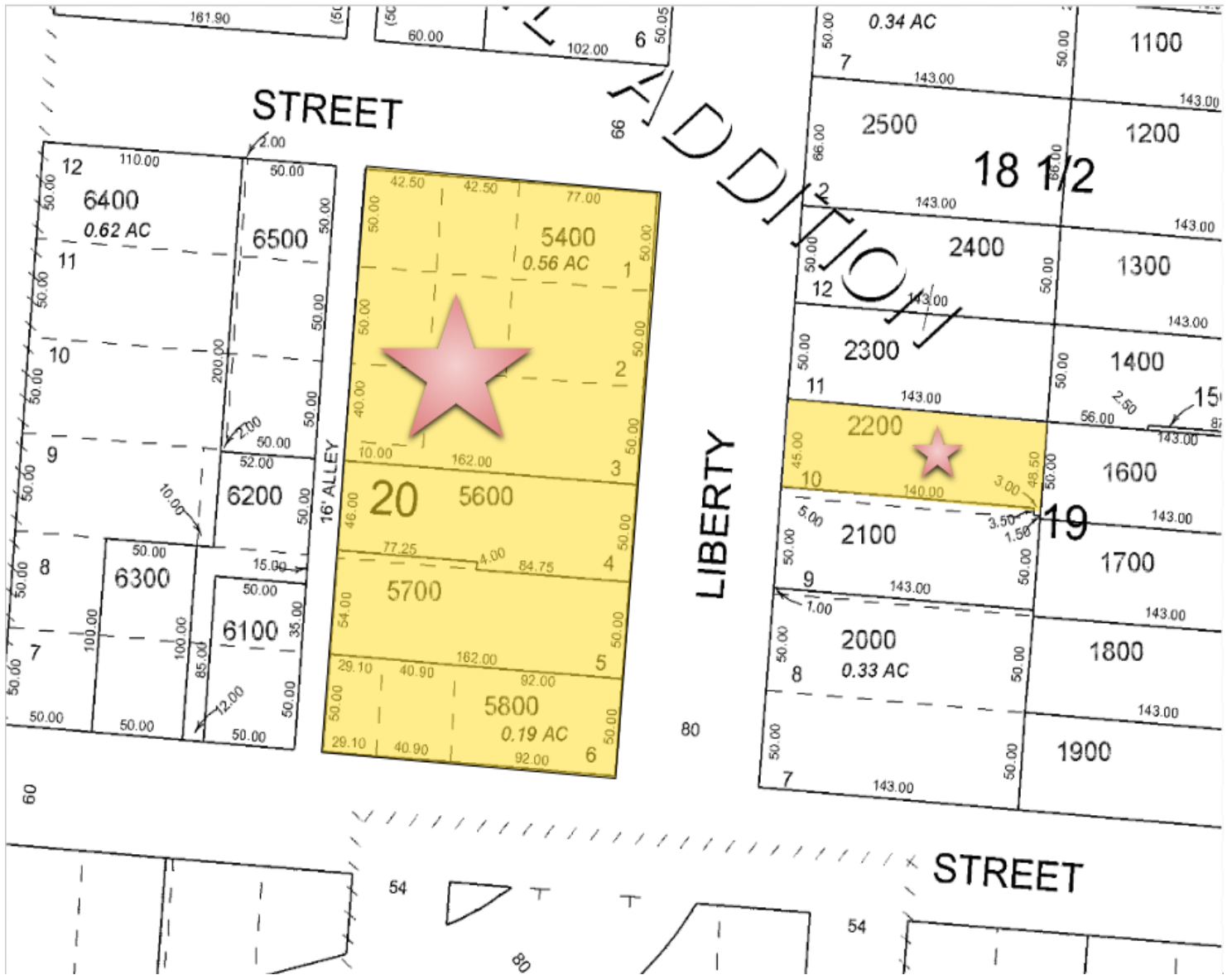
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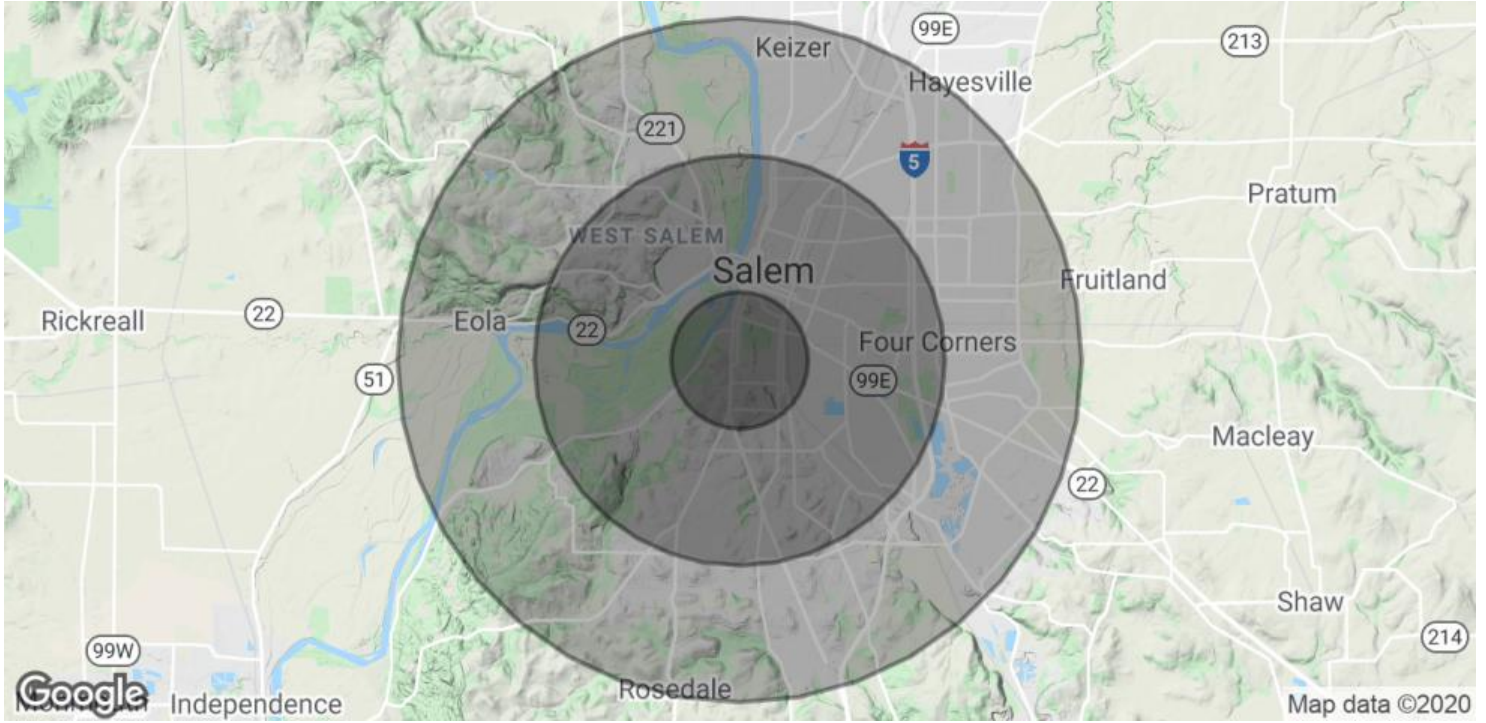
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# DEMOGRAPHICS

Liberty St SE , Salem, OR 97302



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,822	90,258	204,128
Average age	39.2	37.2	35.7
Average age (Male)	38.2	36.0	34.5
Average age (Female)	39.1	38.6	37.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,044	36,388	77,680
# of persons per HH	2.2	2.5	2.6
Average HH income	\$60,548	\$56,882	\$57,582
Average house value	\$308,438	\$227,980	\$215,820

\* Demographic data derived from 2010 US Census

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## INITIAL AGENCY DISCLOSURE PAMPHLET

*Consumers: This pamphlet describes the legal obligations of Oregon real estate licensees to consumers. Real estate brokers and principal real estate brokers are required to provide this information to you when they first contact you. A licensed real estate broker or principal broker need not provide the pamphlet to a party who has, or may be reasonably assumed to have, received a copy of the pamphlet from another broker.*

*This pamphlet is informational only. Neither the pamphlet nor its delivery to you may be interpreted as evidence of intent to create an agency relationship between you and a broker or a principal broker.*

### Real Estate Agency Relationships

An "agency" relationship is a voluntary legal relationship in which a licensed real estate broker or principal broker (the "agent") agrees to act on behalf of a buyer or a seller (the "client") in a real estate transaction. Oregon law provides for three types of agency relationships between real estate agents and their clients:

**Seller's Agent** — Represents the seller only.

**Buyer's Agent** — Represents the buyer only.

**Disclosed Limited Agent** — Represents both the buyer and seller, or multiple buyers who want to purchase the same property. This can be done only with the written permission of all clients.

*The actual agency relationships between the seller, buyer and their agents in a real estate transaction must be acknowledged at the time an offer to purchase is made. Please read this pamphlet carefully before entering into an agency relationship with a real estate agent.*

### Definition of "Confidential Information"

Generally, licensees must maintain confidential information about their clients. "Confidential information" is information communicated to a real estate licensee or the licensee's agent by the buyer or seller of one to four residential units regarding the real property transaction, including but not limited to price, terms, financial qualifications or motivation to buy or sell. "Confidential information" does not mean information that:

- (1) The buyer instructs the licensee or the licensee's agent to disclose about the buyer to the seller, or the seller instructs the licensee or the licensee's agent to disclose about the seller to the buyer; and
- (2) The licensee or the licensee's agent knows or should know failure to disclose would constitute fraudulent representation.

### Duties and Responsibilities of a Seller's Agent

Under a written listing agreement to sell property, an agent represents only the seller unless the seller agrees in writing to allow the agent to also represent the buyer.

An agent who represents only the seller owes the following affirmative duties to the seller, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
- (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
- (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.

A seller's agent owes the seller the following affirmative duties:

- (1) To exercise reasonable care and diligence;
- (2) To account in a timely manner for money and property received from or on behalf of the seller;
- (3) To be loyal to the seller by not taking action that is adverse or detrimental to the seller's interest in a transaction;
- (4) To disclose in a timely manner to the seller any conflict of interest, existing or contemplated;
- (5) To advise the seller to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
- (6) To maintain confidential information from or about the seller except under subpoena or court order, even after termination of the agency relationship; and
- (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find a buyer for the property, except that a seller's agent is not required to seek additional offers to purchase the property while the property is subject to a contract for sale.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between seller and agent.

Under Oregon law, a seller's agent may show properties owned by another seller to a prospective buyer and may list competing properties for sale without breaching any affirmative duty to the seller.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### Duties and Responsibilities of a Buyer's Agent

An agent, other than the seller's agent, may agree to act as the buyer's agent only. The buyer's agent is not representing the seller, even if the buyer's agent is receiving compensation for services rendered, either in full or in part, from the seller or through the seller's agent.

An agent who represents only the buyer owes the following affirmative duties to the buyer, the other parties and the other parties' agents involved in a real estate transaction:

- (1) To deal honestly and in good faith;
  - (2) To present all written offers, notices and other communications to and from the parties in a timely manner without regard to whether the property is subject to a contract for sale or the buyer is already a party to a contract to purchase; and
  - (3) To disclose material facts known by the agent and not apparent or readily ascertainable to a party.
- A buyer's agent owes the buyer the following affirmative duties:
- (1) To exercise reasonable care and diligence;
  - (2) To account in a timely manner for money and property received from or on behalf of the buyer;
  - (3) To be loyal to the buyer by not taking action that is adverse or detrimental to the buyer's interest in a transaction;
  - (4) To disclose in a timely manner to the buyer any conflict of interest, existing or contemplated;
  - (5) To advise the buyer to seek expert advice on matters related to the transaction that are beyond the agent's expertise;
  - (6) To maintain confidential information from or about the buyer except under subpoena or court order, even after termination of the agency relationship; and
  - (7) Unless agreed otherwise in writing, to make a continuous, good faith effort to find property for the buyer, except that a buyer's agent is not required to seek additional properties for the buyer while the buyer is subject to a contract for purchase.

None of these affirmative duties of an agent may be waived, except (7). The affirmative duty listed in (7) can only be waived by written agreement between buyer and agent.

Under Oregon law, a buyer's agent may show properties in which the buyer is interested to other prospective buyers without breaching an affirmative duty to the buyer.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise, including but not limited to investigation of the condition of property, the legal status of the title or the seller's past conformance with law.

### Duties and Responsibilities of an Agent Who Represents More than One Client in a Transaction

One agent may represent both the seller and the buyer in the same transaction, or multiple buyers who want to purchase the same property, only under a written "Disclosed Limited Agency Agreement" signed by the seller and buyer(s).

Disclosed Limited Agents have the following duties to their clients:

- (1) To the seller, the duties listed above for a seller's agent;
- (2) To the buyer, the duties listed above for a buyer's agent; and
- (3) To both buyer and seller, except with express written permission of the respective person, the duty not to disclose to the other person:
  - (a) That the seller will accept a price lower or terms less favorable than the listing price or terms;
  - (b) That the buyer will pay a price greater or terms more favorable than the offering price or terms; or
  - (c) Confidential information as defined above.

Unless agreed to in writing, an agent has no duty to investigate matters that are outside the scope of the agent's expertise.

When different agents associated with the same principal broker (a real estate licensee who supervises other agents) establish agency relationships with different parties to the same transaction, only the principal broker will act as a Disclosed Limited Agent for both the buyer and seller. The other agents continue to represent only the party with whom the agents have already established an agency relationship unless all parties agree otherwise in writing. The principal real estate broker and the real estate licensees representing either seller or buyer shall owe the following duties to the seller and buyer:

- (1) To disclose a conflict of interest in writing to all parties;
- (2) To take no action that is adverse or detrimental to either party's interest in the transaction; and
- (3) To obey the lawful instructions of both parties.

No matter whom they represent, an agent must disclose information the agent knows or should know that failure to disclose would constitute fraudulent misrepresentation.

*You are encouraged to discuss the above information with the licensee delivering this pamphlet to you. If you intend for that licensee, or any other Oregon real estate licensee, to represent you as a Seller's Agent, Buyer's Agent, or Disclosed Limited Agent, you should have a specific discussion with the agent about the nature and scope of the agency relationship. Whether you are a buyer or seller, you cannot make a licensee your agent without the licensee's knowledge and consent, and an agent cannot make you a client without your knowledge and consent.*