



FOR SALE

Former **U.S. BANK BRANCH**

1940 Fairgrounds Road NE  
Salem, OR 97301



## RETAIL OR INVESTMENT OPPORTUNITY

The ±4,578 SF former U.S. Bank branch, located at 1940 Fairgrounds Road NE in Salem, Oregon, is situated on a 50,965 SF parcel.

- Located across the street from Salem Clinic
- Close proximity to State Fairgrounds and State Capitol Buildings
- 49 on-site parking spaces
- U.S. Bank will vacate prior to closing
- Priced at \$895,000



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## PROPERTY SUMMARY

1940 Fairgrounds Road NE  
Salem, OR 97301  
**ADDRESS**

1972  
**YEAR BUILT**

4,578\*  
**SQUARE FEET**

50,965 SF (1.17 Acres)\*  
**LAND AREA**

0%  
**OCCUPANCY**

\$895,000  
**ASKING PRICE**

*\*Per County Assessor's Office*

## INVESTMENT HIGHLIGHTS

- Located on a major retail and commercial artery
- U.S. Bank to vacate soon
- Large 1.17-acre parcel for potential redevelopment
- Close proximity to downtown Salem and State Capitol
- Across the street from Salem Clinic
- High exposure location - Vehicle counts in excess of 23,000 per day
- Attractive setting
- Offered far below current assessed value (\$1,401,600)
- **Please do not disturb existing tenant**



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