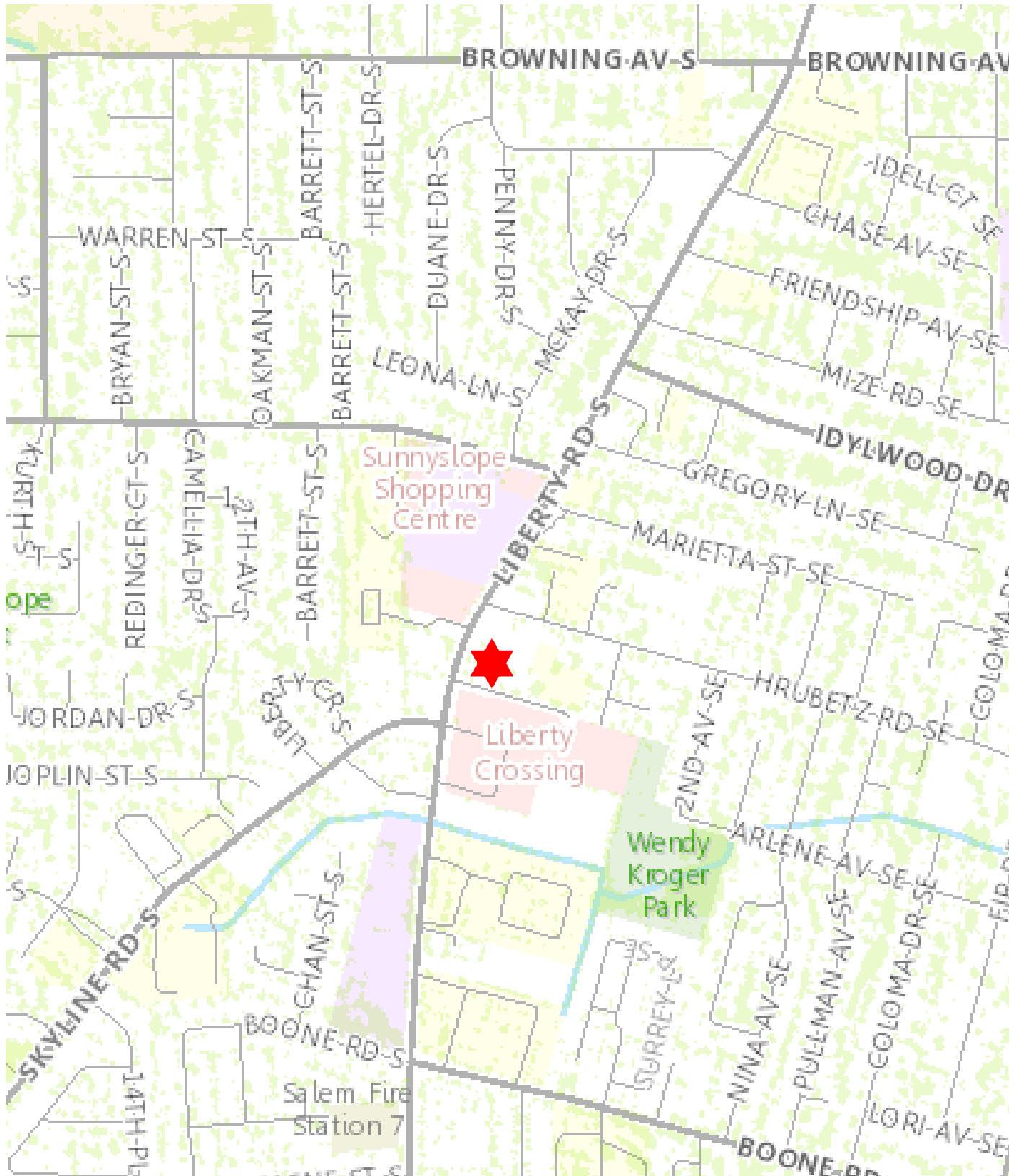


FOR SALE

4730 Liberty Road S.
via sealed bid auction



SITE MAP



SITE

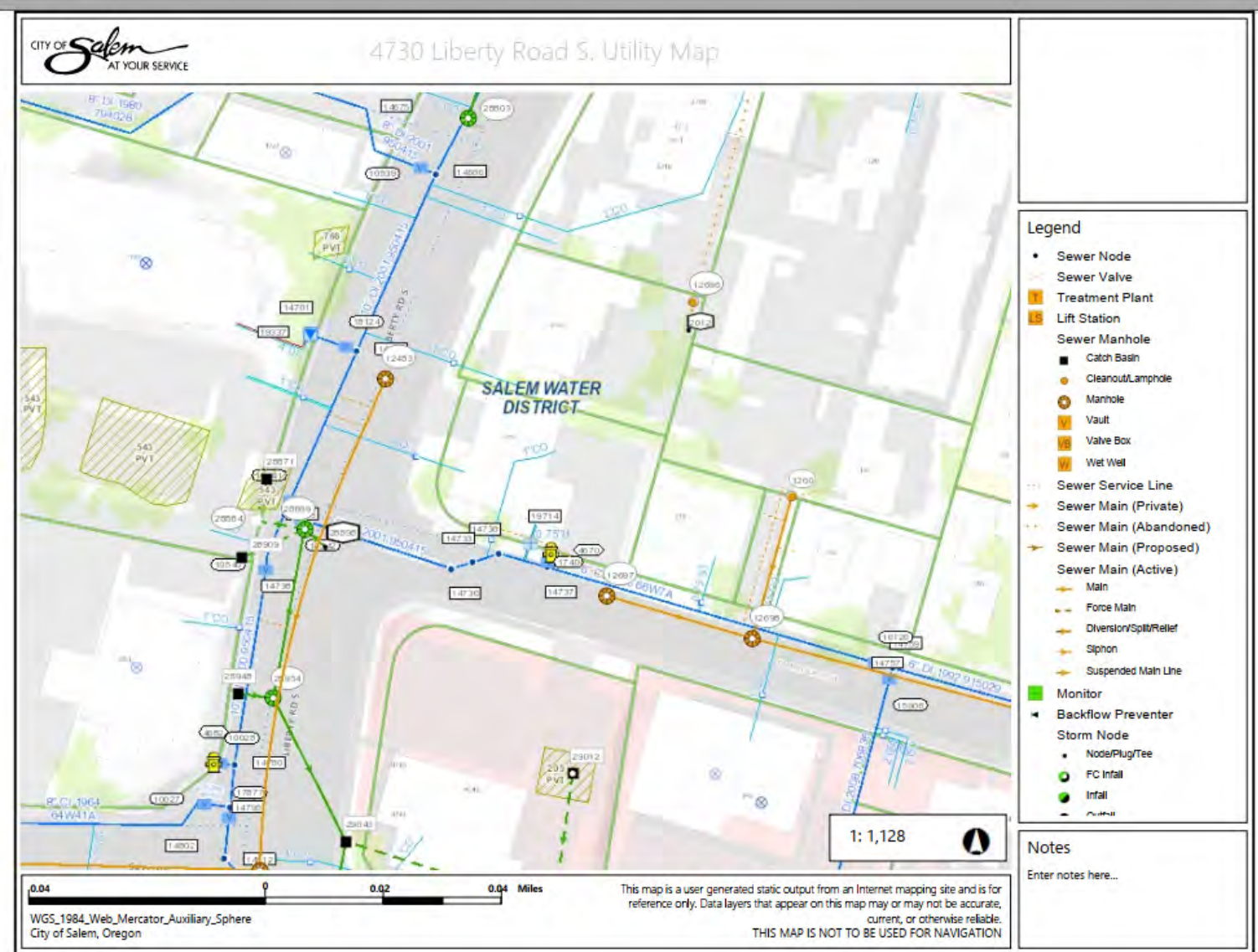


PROPERTY DETAILS

Former City of Salem Fire Station #7

Acreage:	0.21
Building:	2,535 square feet
Zoning:	Commercial Office (CO)

Utility Map



Zoning Map



Legend

- Taxlots
- Zoning Designation
 - EFU - Exclusive Farm Use
 - RA - Residential Agriculture
 - RS - Single Family Residential
 - RD - Duplex Residential
 - RM1 - Multiple Family Residential 1
 - RM2 - Multiple Family Residential 2
 - RH - Multiple Family High-Rise Res
 - CO - Commercial Office
 - CN - Neighborhood Commercial
 - CR - Retail Commercial
 - CG - General Commercial
 - CB - Central Business District
 - WSCB - West Salem Central Busin
 - IC - Industrial Commercial
 - IBC - Industrial Business Campus
 - IP - Industrial Park
 - IG - General Industrial
 - SCI - Second Street Craft Industrial
 - II - Intensive Industrial
 - PA - Public Amusement
 - PC - Public/Private Cemetery
 - PE - Public/Private Education
 - PH - Public Health
 - PM - Capitol Mall
 - PS - Public Service
 - EC - Employment Center



SEALED BID AUCTION FOR REAL PROPERTY

ADDRESS: 4730 Liberty Road S. Salem, OR 97302

TAX LOT: 083W09DB00700

PLEASE NOTE: Building has substantial deferred maintenance

The City of Salem is offering the above-referenced property for sale via a sealed bid public auction. If you are interested in submitting an offer, please follow the guidelines below.

1. Complete the attached *Bid Submittal and Interim Sales Agreement* form, minimum bid is \$300,000.
2. Attach a check or money order in an amount equal to 10% of your bid.
3. Send the completed form and deposit to:
City of Salem
Urban Development Dept.
Attn: Clint Dameron
555 Liberty Street SE
Salem, OR 97301
4. All bids must be received in a sealed envelope no later than **4:00 p.m. October 13, 2021**.
5. All late or incomplete bids will be automatically rejected with no exceptions.
6. Bids will be opened on October 14, 2021.
7. The bidder submitting the highest offer will be declared the winner.
8. The winning bidder will be notified and will enter into a Purchase and Sale Agreement with the City of Salem.
9. If the winning bidder is represented by a broker at the time of bid submittal, the broker will be paid a fee of 3.0% of the bid price.
10. All other bidders will be notified and have their deposits returned.
11. No agreement is final until approved by the City Council and executed by the City Manager.
12. Should the winning bidder fail to close on the property, an offer will be made to the next highest bidder.
13. Property tours can be scheduled at the number/email below.

If you have any questions or comments, please contact Clint Dameron at 503.540.2404 or CDameron@cityofsalem.net.

BID SUBMITTAL AND INTERIM SALES AGREEMENT

PUBLIC SALE: 4730 Liberty Road S., Salem, Oregon, Tax Lot #083W09DB00700

MINIMUM ACCEPTABLE OFFER: \$300,000.00

AMOUNT OF OFFER: \$ _____
LESS DEPOSIT @ 10%: \$ (_____ .00)
= BALANCE DUE AT CLOSING: \$ _____

CONDITIONS OF SALE:

- \$ Subject to all City, State, and Federal requirements applicable to subject property.
- \$ Subject to special assessments, existing restrictions, reservations, and easements of record.
- \$ Subject to mutual agreement and City Council approval of Purchase and Sale Agreement.

The undersigned as proposer, hereinafter referred to as Purchaser agrees to the terms set forth in the Terms of Sale, which terms are incorporated herein by reference and made a part hereof and agrees to pay the City of Salem, an Oregon municipal corporation, herein referred to as "City" the sum indicated above as the Amount of Offer, for the parcels described below:

Marion County Tax Lot-083W09DB00700

Commonly known as 4730 Liberty Road S., Salem, OR 97302

Accompanying the proposal is a good faith deposit in the form of a check payable to AmeriTitle, in the amount of \$ _____ (10% of bid). The property is to be purchased on a cash basis. Balance of purchase price, in the amount of \$ _____, to be deposited into escrow at AmeriTitle. Purchaser must be able to close escrow within 60 days of execution of Purchase and Sale Agreement.

The deposit shall be applied to the offer for the property on which the undersigned is the successful Purchaser. In the event Purchaser fails to pay the balance due in the time specified all rights of the Purchaser in said real property shall cease and all right, title, and interest in said real property shall continue to remain vested in the City, free of any claim or equity in the undersigned Purchaser or those claiming through the Purchaser, and the City shall retain all payments or deposits as liquidated damages for failure of Purchaser to complete the purchase or meet the conditions of the contract.

THIS AUCTION WILL REMAIN OPEN UNTIL 4:00 P.M., OCTOBER 13, 2021

TERMS OF SALE

Good faith deposit of 10% of bid price is non-refundable once offer is accepted by the City. Balance to be paid at closing. It is understood that the Purchaser acquires no right, title, interest, or equity in or to said real property until full purchase price has been paid. Real property taxes shall be prorated to the date of sale closure. Purchaser accepts the land, improvements (if any) and all other aspects of premises in their present condition, without any representations or warranties. The City shall convey by Bargain and Sale Deed only such right, title, and interest in said real property as is now vested in City. The sale of this property may be subject to special assessments, existing covenants, conditions & restrictions, reservations, and easements of record. In the event sale is withdrawn by City after bid, all monies deposited shall be refunded without payment of interest. The City reserves the right to reject any or all bids at any time prior to approval by City Council.

NAME(S) TO BE PLACED ON DEED

(PRINT)

PURCHASER

DATE

PURCHASER

DATE

Mailing address

Telephone number

Email Address