



# FALL 2015 AUCTION

*No Starting Bids and No Hidden Reserves!*

**New Nineteen-Unit Group Home or Assisted Living Opportunity,  
with Additional Ten-Unit Development Site**

*Excellent location near I-5 and Chemeketa Community College*



## 417 Fisher Road NE Salem, Oregon

- 19,336± square foot Rodina Building has nineteen suites, each with bedroom, bathroom and sitting room/kitchenette. Commercial kitchen, communal dining, library, chapel, TV room, nurse's office and reception office on main floor. (See back of flyer for floor plans.)
- Building is 90% finished with estimated \$225,000 required to finish the second and third floors, purchase and install elevator, and complete landscaping
- Opportunity for a new owner to utilize building for a number of options including specialized care, residential treatment or group housing facility, or conversion to studio apartments or student housing
- Additional .58± acre development site that can accommodate ten apartments, with parking

### Inspection Dates:

Wednesday, October 21	11:00 am to 2:00 pm
Wednesday, November 4	11:00 am to 2:00 pm

### PUBLISHED RESERVE:

#106- 19,336± Square Foot Rodina Building	#107- .58± Acre Development Site
\$1,350,000*	\$99,500*

*\*Sales of #106 and #107 are subject to bids in the aggregate to equal, or exceed, \$1,449,500*

**SEALED BIDS DUE NOVEMBER 18, 2015**

*Broker Cooperation Invited*

**Call For Free Color Catalog #1504 and Bid Packages #106 and #107**

**1-800-845-3524**

Auction conducted by:

Auction conducted in affiliation with Sperry Van Ness

**REALTY MARKETING/NORTHWEST, Broker**

522 SW 5th Avenue, Suite 725 Portland, Oregon 97204

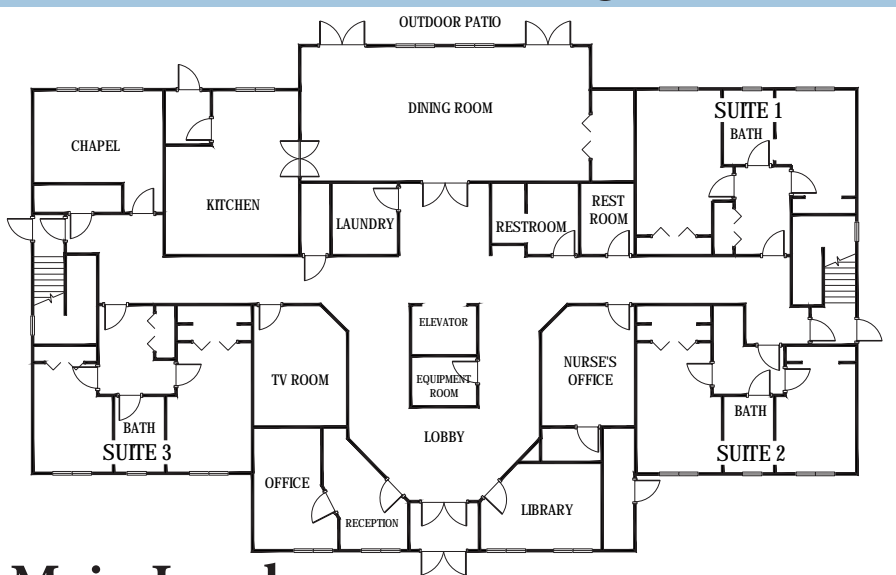




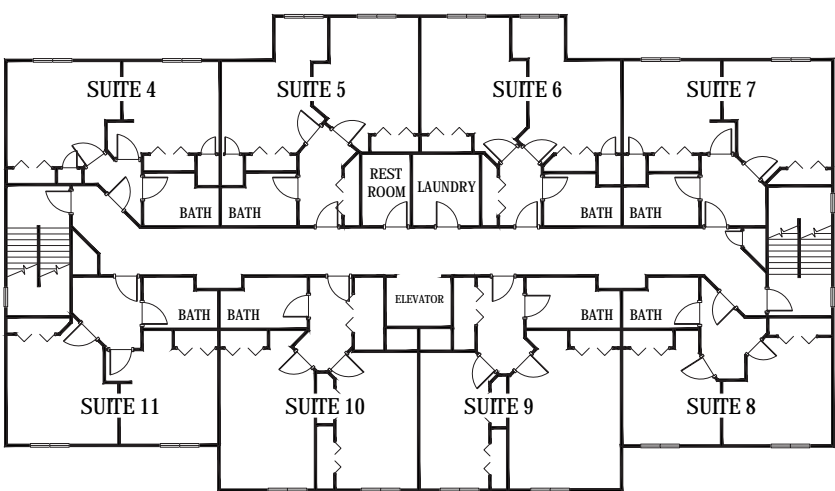
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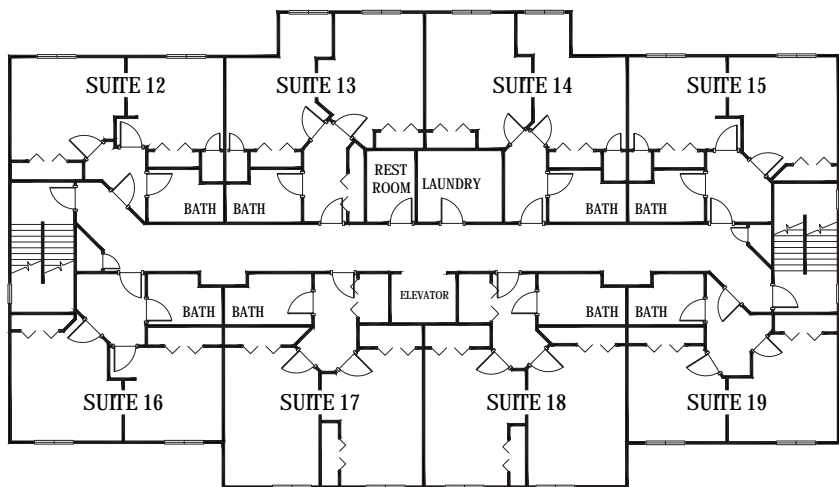
## #106 - Rodina Building Floor Plans



**Main Level**



**2nd Floor**



**3rd Floor**



Outdoor patio is near dining room



Fully-equipped kitchen



Main level has three suites, commercial kitchen, large dining room, chapel, library, television room, and offices

## #107 - Conceptual Sketch Plan



*Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plans or made applications to a public agency.*

Ten two- and three- bedroom apartments can be accommodated on .58± acre site

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