



FOR  
*sale*

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3795 BLOSSOM DR NE  
SALEM, OR 97305

**LEGACY**  
REAL ESTATE

## PROPERTY DESCRIPTION

# 3795 BLOSSOM DR NE SALEM, OR 97305

This 1905 industrial zoned property is unlike any you've seen before. Grandfathered by the city, this business location offers a wide array of potential for business and personal uses while possibly being eligible to qualify for business financing. Perfect for those looking to keep their commute short and their business assets close to home.



The property boasts of two residential houses (6 bedrooms, 7.5 bathrooms) including a guest apartment, shared hot tub room, 2 warehouses, a covered woodmill area, rv parking and hookups, Koi pond, garden beds, and more all enclosed in a completely fenced and gated lot. All structures were recently built or remodeled: Showroom/warehouse (built 2013), Original 1905 house remodel (2015), apartment and large addition to main house built (2017), Caretakers house and finish shop built (2018). No expenses were spared during the construction as hand distressed custom woodworking can be seen throughout the property, as well as other high end features like travertine heated floors, smart locks, gas appliances, granite countertops, numerous water heaters for every area of the main house, large wrap around porch and covered deck, architectural roofing, heavy duty commercial paved driveway, and much more all while keeping the original charm and character of the original 1905 house. \*Buyer to do due diligence on financing options available for this property.

Address information: 3795 Blossom Dr NE is the address, two other addresses have been registered with the post office for that tax lot: 3799 Blossom (the caretaker house in the back) and 3791 Blossom (the showroom/warehouse).

## PROPERTY DESCRIPTION

A

MAIN HOUSE  
3795 BLOSSOM DR NE



Beds

4



Baths

4.5



SqFt

3562



This 1905 house was completely renovated in 2015 and then a large addition was added in 2017 which included the spacious master suite, the stunning family room and covered deck with custom woodwork, as well as the studio apartment and hot tub room. The updates throughout the house have upgraded every aspect of it, from new insulation, new siding, new windows, new furnace and water heaters, to the fully updated kitchen, updated bathrooms, new wrap around porch, koi pond, gazebo, and hot tub room. This home has been completely redone while maintaining the character and charm of the original home.

### HIGHLIGHTS

- Guest apartment, hot tub room, Koi pond,
- Custom woodworking and hand distressed finishes
- Remodeled kitchen with heated travertine floors
- Architectural roofing

SCAN THE QR  
CODE FOR A  
VIRTUAL TOUR



FIRST FLOOR



SECOND FLOOR













## PROPERTY DESCRIPTION

B

### CARETAKER QUARTERS 3799 BLOSSOM DR NE



Beds

2



Baths

3



SqFt

1500



Built in 2018 this home has everything you could want in a mother-in-law suite. The main floor features a two car garage with a full bathroom so you can clean off before going into the main house. The third garage is separated so you can securely store anything you may want to set aside and out of the main garage area. The second floor features an open floor plan with a spacious kitchen with granite countertops. The master suite is large with lots of closet space and a beautiful bathroom. Both the master suite and dining area have access to the covered deck that overlooks the property.

### HIGHLIGHTS

- 3 car garage with full bathroom
- Covered deck overlooking property
- Large master suite with ample storage

SCAN THE QR  
CODE FOR A  
VIRTUAL TOUR



FIRST FLOOR



SECOND FLOOR







## PROPERTY DESCRIPTION

C

WAREHOUSES  
3791 BLOSSOM DR NE



Buildings

3



Rollup Doors

3



Total SF

3300



The main gallery features tall ceilings, a half bath, and large windows that look back into the warehouse. The working area in the main building has tall ceilings and a 14' roller door. There are also two rooms upstairs that could be used for storage or offices. The back shop features two separate rooms, each with a roller door, and a loft for additional storage. The wood mill area can be used for additional covered workspace or to store machinery and equipment.

### HIGHLIGHTS

- Spacious gallery
- Large roller doors for easy access
- Two additional rooms/offices upstairs
- Ample storage space



— ADDITIONAL PHOTOS



# LOCATION



Salem is the capitol of Oregon and is in the heart of the Willamette Valley. It's lively downtown is full of delicious restaurants, unique shops, and various museums and attractions. The Willamette Valley is also known for its wine and has over 700 wineries in the area. Salem is also one of the rare places where you can drive two hours in either direction and hit the mountains or the coast.

City, State:	Salem, Oregon
County:	Marion
Population:	177,726
To Portland:	46 Miles
To Eugene:	65 Miles
To the Coast:	58 Miles





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**FOR ADDITIONAL INFORMATION CONTACT:**

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