

# SALE

## MACLEAY COUNTRY INN

8362 Macleay Rd SE Salem, OR 97317



CO-LISTED with  
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### PROPERTY DESCRIPTION

An outstanding opportunity to own a Historically Iconic Property

Owners Dan and Jerry Miller are looking for the right buyer to take over a property that has a storied past and a likable present and needs another visionary to take it into the future.

The sale includes the Macleay Country Inn Restaurant business, an assemblage of Tax Lots (all must be sold together) consisting of approximately 3.69 acres, and a commercial building of approximately 6,039 SF. The restaurant occupies approximately 3,987/SF, and the Country Store occupies approximately 2,052/SF and pays \$400 per Month, with 11 months remaining on the lease and no option periods. The home site is currently rented out month-to-month at \$425 per and is approximately 1,240 SF.

### OFFERING SUMMARY

Sale Price:	\$1,900,000
Tax Lots:	200,300,400,500,600,801,1000
Total Property Acres:	3.69 +/-
Bare Land Acres:	2.12 +/-
Zoning:	CC & RA
Commercial Building SF	6039 +/-
House SF	1240 +/-
Seller Terms Considered	
Zoning:	CC and AR

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### LOCATION DESCRIPTION

Macleay is an unincorporated community in Marion County, Oregon, about nine miles east of downtown Salem in the Waldo Hills near the Little Pudding River.

The Macleay name was established on February 3, 1882, when the post office was moved, and the name changed from Stipp. Donald Macleay, a prominent merchant of Portland, was interested in the Oregonian Railway Company Ltd. This company built the narrow gauge railroad in the east part of the Willamette Valley, subsequently up through this area. Mr. Macleay gave \$500 to build a schoolhouse in the Stipp area, near the new railroad station. And for this, the area was given his name, "Macleay".

Miller Bros. Ranch was established in East Macleay in 1846, and Dan & Jerry Miller are the 5th generation to work the ranch.



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### PROPERTY HIGHLIGHTS

- ALL OFFERS CONSIDERED
- Sellers will consider carrying a contract. Call the listing broker for details
- An outstanding opportunity to own a Historically Iconic property with enormous potential
- Macleay Country Inn Restaurant has been serving the community for 50 plus years
- The restaurant was built in 1976, and the store and home were built in the 1900s
- Over 470' of Macleay Road
- Two separate Zoning Codes - CC & RA
- Commercial Building and Rental Home on shared a shared Well
- Metal Roof on Commercial Building
- Business includes FFEs
- 6 Lottery Machines
- Lottery income averaging approximately \$8100 month (Jan 2022-June 2022)
- Being sold in the "AS-IS WHERE IS" condition
- Buyer responsible for all due diligence
- Businesses are NOT closing
- Please do not disturb tenants

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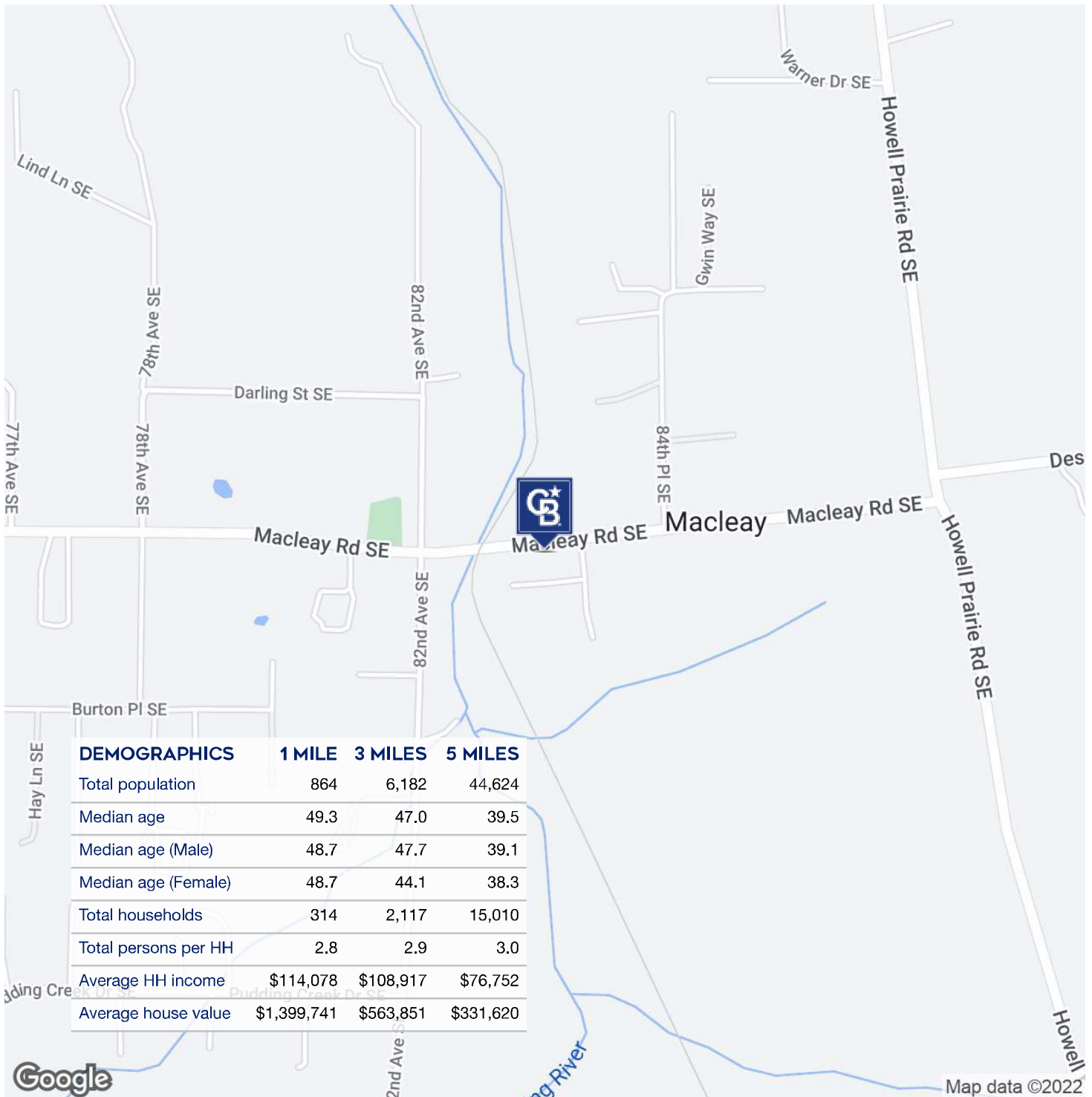
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