

SALEM COMMERCIAL AND INDUSTRIAL SALES DATABASE

Map No.	Multi	Address	Zoned	BUILDINGS				Land Size		Sale Year	Sale Date	Sale Price	Sale/SF or UNIT	Remarks	
				Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre						Sq Foot
255-1-1.4	Y	2045 Cook Dr	HM	2000	Gd	A	Flex Warehouse	39,618	4.849	211,222	2013	10/11/2013	\$ 3,110,000	\$78.50	Former Fed-Ex Building, Flex Warehouse built in 2000, addition in 2004, appears leased fee sale
255-1-1	Y	2000 Cook Dr	HM				Vacant Land		4.542	197,850					
149-1-2	Y	1226 Lynchburg Turnpike	TBD	1908	A	Gd	Bed & Breakfast	2,317	0.318	13,852	2013	8/9/2013	\$ 270,000	\$116.53	Brughs Inn -Bed & Breakfast-Remodeled in 2007, sold with vacant lot which has RB zoning and development potential
149-1-2.2	Y	1209 Texas St	RB				Vacant Land		0.364	15,856					
166-1-1	N	1950-1972 Salem Industrial Dr	II	1960	A	A	Warehouse/Manufacturing	295,156	35.414	1,542,634	2013	8/7/2013	\$ 5,338,337	\$18.09	Salem Frame/p/o/Rowe Furniture, sold for \$14/SF in 2008
234-4-5	N	1608 S Colorado St	CI		F	A	Hair Salon	850	0.291	12,693	2013	7/1/2013	\$ 74,000	\$87.06	Fair Quality Salon
184-1-2	N	24 Broome St	HM	1950apx	F	F	Garage/Shop	2,400	0.397	17,280	2013	4/1/2013	\$ 90,000	\$37.50	Shop Blg/Garage, was used as welding shop, located in flood plane
127-4-1.1	N	120 Turner Rd	HBD	1997	A	A	Office/Showroom	8,000	1.044	45,477	2013	3/19/2013	\$ 495,000	\$61.88	2,000 SF showroom/6,000 SF warehouse/flex space
146-10-1	N	300 E 2nd St	RBF/RB	1920s	A	A	Law Office	2,260	0.184	7,995	2013	2/26/2013	\$ 210,000	\$92.92	2 sty Four Square Residential Dwelling converted to Law Office
5-1-3	N	115 Sheraton Dr	BCD	1976	A	A	Showroom/Warehouse	17,000	1.536	66,908	2013	1/2/2013	\$ 425,000	\$25.00	Bought to convert to Place of Worship. Renovating Interior Kitchen/Baths/etc, appears sold low, were asking \$675,000
34-1-2	Y	707 Kesler Mill Rd	HBD		A	A	Retail/Flex	2,852	0.263	11,456	2012	12/14/2012	\$ 250,000	\$87.66	2 @ \$250,000 (sold with vacant residential land), Half Office, half Service Garage-Good Condition
34-1-3	Y	1400 North Mill Rd	RSF				Vacant Land		0.210	9,148					
198-2-12	N	1109 Florida St	HM	1973	A	A	Garage/Shop	5,025	0.258	11,250	2012	11/1/2012	\$ 165,000	\$32.84	Garage/Shop
176-1-1	Y	2250 Salem Industrial Dr	HM		A	A	Industrial	3,300	1.154	50,268	2012	12/28/2012	\$ 810,000	\$116.63	Salem Ready Mix Concrete Producer
168-2-8	Y	2200 Salem Industrial Dr	HM		A	A	Scale House	364	2.710	118,048					
168-2-9	Y	2260 Salem Industrial Dr	HM	1974	A	A	Warehouse/Office	3,281	1.000	43,560					
59-1-4	N	101 Rutledge Dr	RMF	1974	A	A	Apartment	108	5.53	240,887	2012	10/24/2012	\$ 4,000,000	\$37,037.04	The Crest at Longwood (108 Units), sold from VHDA
279-1-2.1	N	2031 Apperson Dr	HBD	1997	A	A	Former FF Rest, Office	1,412	1.093	47611	2012	10/22/2012	\$ 420,000	\$ 297.45	Former Sonic Burger, will be converted to offices for Virginia Varsity
168-2-1.2	N	2240 W Main St	HBD	1979	A	A	Small Office	336	0.443	19,297	2012	10/9/2012	\$ 180,000	\$ 535.71	Mostly land Sale with small office (336 SF)
137-1-1.2	N	29 Wildwood Rd	HBD	1976	A	A	Animal hospital/Office	4,200	0.432	18818	2012	9/7/2012	\$ 310,000	\$ 73.81	Was an animal hospital, since sale converted to offices
139-5-2	Y	1830-1856 W Main St	HBD	2001	A	A	Retail	39,940	3.815	166,181	2012	7/31/2012	\$ 4,000,000	\$100.15	CAR DEALERSHIP (CURRENTLY Goodwill/Supershoes-REMODELED 2011) NOTE: 1031 EXCHANGE
139-5-3	Y		HBD	1981	G	VG	Retail								
175-1-7	Y	2501 West Main St.	HBD	1980	A	A	Flex/Whse	15,028	2.597	113,125	2012	7/27/2012	\$535,000	\$35.60	Former 84 Lumber (Converting to used car lot, razing accessory bldgs)
169-3-25.1	Y	2300 West Main St	HBD						0.572	24,916					
140-1-5	N	1502 W Main Street	HBD	1990	G	G	Service Garage/Shop	14,696	1.252	54,525	2012	7/11/2012	\$1,650,000	\$112.28	Lot Adjoining Former 84 Lumber
142-3-3	N	736 W 4th Street	LM	1950	A	G	Retail/Office	6,283	0.587	25,570	2012	6/8/2012	\$275,000	\$43.77	Merchants Tire/Collision Auto repair/free standing Subway Restaurant
121-8-1	N	107 Roanoke Blvd.	TBD	1950APX	A	G	Retail/former garage	3,335	0.091	4,000	2011	4/11/2011	\$230,000	\$68.97	Tanning Salon, 2 Offices
177-1-2	N	1993 Salem Ind. Drive	HM	1976	A	A	Flex/Whse	17,402	2	87,120	2011	1/13/2011	\$690,000	\$39.65	Office and Sales(Salem Silkscreen)
161-2-5	N	203 W 4th Street	HBD	1985	A	A	Garage/Shop	1,040	0.253	11,025	2011	1/12/2011	\$184,000	\$176.92	Flex Space Office Whse
81-4-4	N	141-179 Electric Road	HBD	1989	G	G	Shopping Ctr	84,476	9.692	422,184	2010	12/20/2010	\$8,750,000	\$103.58	Used Car Dealer/Garage
124-10-2	N	830 W Main Street	HBD	1989	A	A	F.F. Restaurant	938	0.4362	19,000	2011	12/15/2011	\$450,000	\$479.74	Lakeside Plaza Shopping Ctr RESALE IN 1.5 YEARS
159-5-8	N	625 Florida Street	TBD	1972	A	G	Retail/Shop	6,240	0.258	11,250	2010	12/8/2010	\$203,500	\$32.61	old after Sonic Burger closed
121-10-3	N	110 E 1st Street	RMF	1957	G	VG	Office	2,337	0.103	4,500	2010	10/19/2010	\$219,000	\$93.71	Printing Shop Some small office space
210-1-2	N	2936 West Main Street	HBD	1925	A	A	Office/Converted house	3,694	0.4044	17,615	2010	9/28/2010	\$325,000	\$87.98	Used as office space (renovated 1999)
186-10-8	N	909 Iowa Street	HBD	1998	A	A	Flex/Whse	9,100	0.3444	15,000	2010	7/30/2010	\$600,000	\$65.93	House/Garage and Barn House Converted to Offices (RENOVATED SINCE SALE)
186-10-7	N	903 Iowa Street	HBD	1940	A	A	Office	1,156	0.2583	11,250	2010	7/30/2010	\$130,978	\$113.30	Flex Space Office Whse
249-1-7	N	1601 Apperson Drive	HBD	1952	A	G	Garage/Shop	5,004	0.6425	27,987	2010	6/30/2010	\$515,000	\$102.92	Converted House to Offices/ Detached Garages
234-1-5	N	1415 S Colorado St	TBD	1950	A	F	Retail/Shop	2,508	0.2866	12,484	2010	6/21/2010	\$125,000	\$49.84	Auto-Service Garage Shop CB Blg (remodeled 2005)
200-2-1	N	844 Union Street	HM	1954	A	F	Warehouse	25,208	1.392	60,636	2010	5/21/2010	\$400,000	\$15.87	Old House converted to Retail at time of sale (Since converted to vacant Office)
199-3-2	N	1022 Tennessee St	LM	1959	A	A	Shop Blg	7,740	0.344	15,000	2010	4/30/2010	\$220,000	\$28.42	Vacant Warehouse/ Access is difficult. Near RR Tracks (since sold at auction and being renovated)
145-5-3	N	319 S College Ave	TBD	1950APX	A	A	Garage/Shop	1,296	0.4838	21,075	2010	3/31/2010	\$175,000	\$135.03	Shop Blg/Garage
185-2-4.1	N	311 7th Street	TBD	1959	A	A	Retail	1,360	0.1837	8,000	2010	3/16/2010	\$110,000	\$80.88	Auto Sales/Repair Former Years was a Service Station
106-13-3	N	208 East Main St	DBD	1900	G	A	Retail/Apts Up	3,364	0.0885	3,855	2010	3/1/2010	\$200,000	\$59.45	Small CB Retail Shop (remodeled 2010-Converted to restaurant after sale)
106-13-7	N	5 S College Avenue	DBD	1900	G	G	Office/Retail	5,253	0.121	5,280	2010	2/19/2010	\$404,000	\$76.91	Downtown Blg/Retail Down/Apts Up/Mostly Vac at Sale (REMODELED 2010 IN VG COND NOW)
249-3-2	N	1524 Apperson Dr	HBD	1950	A	A	Office	1,284	0.431	18,775	2010	1/12/2010	\$256,000	\$199.38	5-6 Small Office Retail Spaces (REMODELED 2003)
139-5-2	Y	1830-1856 W Main St	HBD	2001	A	A	Car Dealer	38,300	7.998	348,393	2009	9/18/2009	\$3,700,000	\$96.61	Converted House to Offices
139-5-3	Y		HBD	1981	G	VG	Offices								
139-5-7	Y		HBD				Vac Lot								
015-1-1	Y	901 Russell Drive	BC	1996	G	G	Office/Whse	24,760	8.123	353,838	2009	3/12/2009	\$1,600,000	\$64.62	Auto Dealership/ Offices Next Door/ Vacant Lot Behind (Currently Goodwill/Super Shoes)
013-1-9	Y														
013-1-10	Y														
013-1-11	Y														
013-1-12	Y														
081-2-3	N	1535 East Main Street	HBD	1974	A	A	MOTEL	72	1.688	73,529	2009	1/28/2009	\$2,800,000	\$38,888.89	72 unit motel/Days Inn/GIM approx 3.506/ 27,790 Sq Ft
166-1-1	N	1950 Salem Ind Drive	HM	1960	A	A	Mfg/Industrial	295,156	35.414	1,542,634	2008	7/16/2008	\$4,338,750	\$14.70	Salem Frame/p/o/Rowe Furniture