

SALEM COMMERCIAL AND INDUSTRIAL SALES DATABASE														
Map No.	Multi	Address	Zoned	BUILDINGS				Land Size		Sale		Sale/SF	Remarks	
				Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre	Sq Foot	Date			Price
248-5-1	N	1601 Electric Rd	HBD	1985	Fair	Good	Office/Convenience Store	1,224	0.84	36,765	01/29/2016	\$ 362,000	\$296	Located at busy intersection of Apperson Dr and 419, most recently used as office, could be converted back to convenience store
138-1-4	N	2025 W Main St	HBD	1966	Avg	Avg	Rest/Office	9,996	1.66	72,353	01/25/2016	\$ 984,000	\$98	6,426 sf Restaurant with additional 3,570 of Warehouse/Office space. Restaurant occupied by Mamma Maria's on W Main near Wildwood Rd
165-4-8	N	1357 Southside Dr	LM	1987	Avg	Avg	Warehouse/Office	6,000	1.44	65,509	01/12/2016	\$ 375,000	\$63	4,300 sf warehouse, 1,700 sf office building located in Southside Industrial Park. Additional 3,200 sf of open storage are in rear. Lot extends to W Riverside Dr in rear.
121-12-9	N	231 Roanoke Blvd	TBD	1960	Fair	Avg	Office	1,698	0.08	3,318	12/31/2015	\$ 208,000	\$122	Former Law office on small triangular lot located near downtown.
249-2-1	N	1645 Apperson Dr	HM	1973	Avg	Avg	Warehouse/Office	11,445	1.18	51,383	12/30/2015	\$ 495,000	\$43	7,212 sf warehouse, 4,233 sf office and 2,400 sf storage. Located in between railroad tracks just off Apperson Dr
165-4-1	N	1700 Mill Lane	LM	1976	Avg	Avg	Convenience Store	2,820	0.7	30,623	12/22/2015	\$ 200,000	\$71	Convenience Store located off main commercial corridor with nearby Sheetz competition
230-3-10	N	1139 Easton Rd	RMF	1965	Avg	Avg	Apartment	18	1.04	45,302	12/02/2015	\$ 825,000	\$45,833	18 units, 1 br rent @ \$475, 2 br @ \$550, 2 br with den \$625/month - dom=7, sold quick-seller possibly in durress, lien holder threatening foreclosure auction
202-2-3	N	1811 Mulberry St	RSF	1945	Fair	Avg	Shop/Dwelling	2244	0.11	5,000	11/20/2015	\$ 101,000	\$45	Shop with an attached duplex. 1,100 sf shop and 1,144 sf duplex
198-3-1	Y	600 9th St	HM	1973	Fair	Fair	Garage/Shop	4,164	0.34	15,000	11/04/2015	\$ 260,400	\$63	9 PARCELS ALSO 198-3-3, 198-3-7, 198-3-6, 198-3-11, 198-3-8, 198-3-4, 198-3-9, 198-3-2 (all vacant land)
127-3-12	N	36 Dixie Dr	HBD	1962	Fair	Poor	Shop	3427	0.28	12,300	11/04/2015	\$ 60,000	\$18	Long-term vacant cinderblock shop with converted house used as office, just off W Main St.
122-1-5	N	201 W Main St	RSF	1950	Fair	Avg	Office	4270	0.29	12,555	10/19/2015	\$ 100,000	\$23	Fair/Low quality office space that sold low due to being on the market along time, very limited parking and being located in the floodplain and floodway. Owner is rezoning property for a co-lab
248-4-3	N	1525 Electric Rd	LM	1960	Avg	Avg	Auto Service	9219	1.43	62,117	10/14/2015	\$ 650,000	\$71	Auto Service with additional warehouse space, located at busy intersection at Electric and Apperson. About 2/3 of the land is unusable due to hillside and in river
185-11-12	N	929 Delaware St	HBD	2000	Avg	Avg	Commercial Garage	1440	0.09	3,750	09/11/2015	\$ 100,000	\$69	Commercial Garage located on a small lot in a industrial area.
248-6-1	N	1002 Apperson Dr	HBD	1960	Fair	Avg	Restaurant	2090	0.13	5,500	09/03/2015	\$ 145,000	\$69	Small lot with Fair/Low quality, historically a restaurant/catering use (Bastians BBQ), located in flood plain, in process of being renovated into office space
5-1-4	N	117 Sheraton Dr	TBD	1986	Avg	Avg	Office	2074	1.49	64,904	08/19/2015	\$ 380,000	\$183	Historically used as office, currently used as chiropractic office, was exempt now taxable, located near I-81 @ exit 141. Formerly Virginia Lutheran Home Headquarters
175-2-3	N	2500 W Main St	HM	1958	Avg	Fair	Manufacturing	140,000	16.162	704,017	07/23/2015	\$ 1,625,000	\$12	Auction Sale of Old Virginia Brick Company (likely to be subdivided and sold off in pieces), sf estimated (26 buildings)- most in fair/poor condition
186-5-1	N	814 8th St	HBD	1950	Fair	Fair	Shop/Office	1,904	0.277	12,066	07/23/2015	\$ 109,000	\$57	Used as an office to make earmolds, \$925 monthly rent-tenant pays utilities, condition avg for age. Paid assessment
138-1-8.2	N	1955 W Main St	HBD	2004	Avg	AA	Medical	7,897	0.491	21,388	07/17/2015	\$ 1,400,000	\$177	Medical, sold to Carilion, sit back from W Main adjoining Walmart, doctor's office, part of SF was an addition in 2006
138-1-8.3	N	1957 W Main St	HBD	2005	Avg	AA	Medical	2,500	0.308	13,416	07/17/2015	\$ 560,000	\$224	Medical, sold to Carilion, sit back from W Main adjoining Walmart, Sleep Study, mostly open showroom, with very little medical upfit/office
138-1-10.1	N	1935 W Main St	HBD	2002	Avg	AA	Medical	9,945	0.698	30,405	07/17/2015	\$ 1,800,000	\$181	Medical, sold to Carilion, converted to Velocity Care, sit back from W Main adjoining Walmart
77-4-10	N	1715 E Main St	HBD	1987	Avg	Good	Convenience Store	1,908	1.36	59,242	07/09/2015	\$ 879,128	\$461	Convenience Store with Gas and Carwash, remodeled, close to Lakeside
174-3-10	N	2713 W Main St	HBD	1974	Avg	AA	Convenience Store/Retail	10,000	1.253	54,581	07/09/2015	\$ 1,033,487	\$103	Strip Retail with 7-11/Liberty Gas at end unit, 6 retail units, rent @ \$9/SF for retail, \$15/SF for Convenience Store with Gas
224-1-5	N	2035 Roanoke Blvd	TBD	1970	Avg	Good	Convenience Store	2,580	0.83	36,155	07/09/2015	\$ 845,533	\$328	7-11/Liberty Gas, remodeled good condition, corner location across from VA
248-4-2	N	1037 E Riverside Dr	TBD	1940	Fair	Poor	Converted House	812	0.717	31,233	05/15/2015	\$ 35,000	\$43	Converted House used as insurance agency in past, also has a carport used as a fruit stand. Significant Flood Way influence, part of land in encumbered with the greenway and steep topography, river frontage.
125-6-1	N	1121 W Main St	HBD	1900	Avg	Avg	Retail/Apartments	2,815	0.175	7,600	03/25/2015	\$ 225,000	\$80	Resale from one year prior, sold for same price Retail down (formerly flower and hair salon), 2 apartments up. Corner lot on commercial corridor, available for lease
186-3-1	N	900 Iowa St	HBD	1988	Avg	Avg	Flex Warehouse	9,780	1.125	49,005	03/10/2015	\$ 660,000	\$67	25% office space, overall average condition, will be owner occupied by Salem Printing
230-2-1	N	1200 Electric Rd	RB	1958	Avg	Avg	Office	6,822	0.415	19,783	02/03/2015	\$ 465,000	\$68	14/SF (around \$12/SF overall), sold to appraiser. Of the 6,822, 1076 SF is located in the basement. The sale Price per SF of above grade SF is \$80.
233-3-12	Y	411 Yorkshire St	RMF	1969	Avg	Avg	Apartments	132	6.4	278,923	02/26/2015	\$ 4,600,000	\$34,848	132 units (11 building with 12 units per Bldg). 50 are gas heat (5 bldgs) and 72 are electric heat (7 buildings). Sold with a 7.76% cap rate per CoStar. Avg asking rent is \$610 and avg size is 709 sf
233-4-1	Y	412 Yorkshire St	RMF	1969	Avg	Avg	Apartments							
259-2-2	N	1713 Riverview Dr	TBD	1951	Fair	Good	Restaurant	3405	0.48	20,952	10/01/2014	\$ 424,999	\$125	estate, recipes and brand names (unable to verify if sale price reflected the same). Pizza Den restaurant located near Lewis Gale Hospital, just off Electric Rd.
246-1-1.1	N	235 S Yorkshire St	LM	1994	Avg	Good	Light Manufacturing	35,328	5.16	224,813	09/11/2014	\$ 3,600,000	\$102	Investor purchase of fully leased light manufacturing building occupied by lake region medical. Lease is triple net. Building was already occupied by tenant and was renovated by tenant after sale to further support manufacturing and fabrication of medical components
139-5-4	N	1806 W Main St	HBD	1998	Avg	Avg	Restaurant	4,724	1.079	46,988	10/24/2014	\$ 1,000,000	\$212	Investor purchase of Applebees Restaurant on W Main St, 396 sf cooler not included in SqFt
115-4-12	N	1700 Salem Commons Ln	RMF	1998	Avg	Avg	Apartments	98	7.190	313,196	12/12/2014	\$ 2,750,000	\$28,061	Subsidized housing, at time of sale one entire bldg boarded and unrentable due to fire damage. Per property manager is to be torn down, thus changing unit count to 86.
155-1-2	N	565 Electric Rd	HM	1960	Fair	Avg/Fair	Light Manufacturing	121,297	9.772	425,668	12/05/2014	\$ 2,750,000	\$23	Flex warehouse space, seller has 6 month leaseback and one additional 6 month renewal, then Carter Machinery will owner occupy the building and move some manufacturing to this location as well as do substantial renovations
185-2-3	N	810 S College Ave	TBD	1966	Fair	Avg/Fair	Automotive Garage	6,818	0.690	30,000	08/25/2014	\$ 200,000	\$29	2,000 additional SF of storage space in old house and detached garage, sale price includes \$50-100K in pp (woodworking equipment, 2 vehicles) - Sale Price actually \$280,000-adjusted \$80K for pp
198-2-12	N	1109 Florida St	HM	1973	Fair	Avg/Fair	Garage/Shop	5,025	0.260	11,250	08/22/2014	\$ 135,000	\$27	Garage/Shop, previously sold for \$165K

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				Year Built	Quality/G rade	Condition	Use	SqFt or Units	Acre	Sq Foot	Date	Price		or UNIT
145-6-10	N	425 S College Ave	TBD	1925	Avg	Avg	General Business	1,906	0.260	11,250	07/21/2014	\$ 150,000	\$79	Residential Construction with commercial use potential-could easily be law office, cpa, etc. Sold from Church-purchased by adjoining property owner, used assessment to determine sale price
146-10-1	N	300 E 2nd St	RMF/RB	1915	Avg	Avg	General Business	2,273	0.180	7,995	07/21/2014	\$ 232,000	\$102	Residential Construction with commercial use potential-could easily be law office, cpa, etc.
163-1-2	Y	525 McClelland St	HM	1974	Avg	Avg/Fair	Industrial/Manufacturing	174,932	59.190	2,578,316	06/27/2014	\$ 1,800,000	\$10	Former Timber Truss location. Good conditioned warehouse space with extensive doors and loading docks. Overall fair condition
163-1-3	Y	500 McClelland St	HM				Vacant Land		1.600	69,696				Also small air strip on over 63 acres - Bought by helicopter company
162-3-3	Y	414 W 4th St	HM	1940	Fair	Fair	Small HVAC Shop		0.270	11,700				
162-3-4	Y	400 W 4th St BLK	HM				Vacant Land		0.180	7,841				
162-3-6	Y	300 W 4th St BLK	HM				Vacant Land		0.770	33,541				
162-3-7.1	Y	400 W 4th St BLK	HM				Vacant Land		0.100	4,173				
162-4-2	Y	500 W 4th St BLK	HM				Vacant Land		1.180	51,401				
162-4-2.1	Y	500 W 4th St BLK	HM				Vacant Land		0.400	17,424				
162-4-1	Y	503 McClelland St	HM				Vacant Land		0.86	37,462				
142-2-2	N	215 Maple St	LM	1950	Avg	Avg	Light Industrial	47,466	3.400	148,147	06/26/2014	\$ 800,000	\$17	Former GE Warehouse/Office, sold with long term vacancy to nearby property owner, never exposed on market, Owner retrofitting space to expand. Will be 80% warehouse, 20% office
139-5-5	N	1800 W Main St	HBD	1998	Avg	Avg	Fast Food Rest	4,203	0.920	40,075	06/03/2014	\$ 1,541,344	\$367	Fast Food restaurant, Leased Fee Purchase, appears sold high due to investment purchase and future cash flow. Per CoStar \$23.69/NNN starting lease, sold with 6.25% cap
233-4-2-407	N	407 Apperson Dr	HBD	1971	Avg	Avg	Commercial Office Condo	798	0.340	14,985	05/29/2014	\$ 90,000	\$113	Commercial Office Condo-1 sty. Was hair salon and appears tenant remained. Purchased by adjoining comm condo owner at what appears to be market value. Land Size is total common area for four comm condos
183-6-1	Y	909 Front Ave	LM	1950	F	F	Garage/Shop	10,824	0.530	23,087	05/28/2014	\$ 105,000	\$10	Garage/Shop in Fair condition
183-3-13.1	Y	905 Front Ave	RSF				Vacant Land							
139-2-1	N	1725 W Main St	HBD	2003	Avg	Avg	Drug Store	14,520	1.540	67,082	05/19/2014	\$ 4,500,000	\$310	Walgreen's drug store, Sale price reflects long term lease income stream
4-1-1	N	179 Sheraton Dr	TBD	1973	Avg	F	Hotel	120	4.378	190,706	05/06/2014	\$ 1,400,000	\$11,667	Quality Inn 120/rooms, fair condition, being completely renovated into Baymont Inn and Suites
125-6-1	N	1121 W Main St	HBD	1900	Avg	Avg	Retail/Apartments	2,815	0.175	7,600	04/30/2014	\$ 225,000	\$80	Retail down (formerly flower and hair salon), 2 apartments up. Corner lot on commercial corridor
248-3-10	N	2049 E Main St	TBD	1979	Avg	F	Convenience Store	2,000	0.461	20,100	04/11/2014	\$ 50,000	\$25.00	Vacant Convenience store. For Sale for years. In floodway
83-2-11	N	201 Electric Rd	HBD	1950	Avg	F	Retail	6,992	0.538	23,415	03/05/2014	\$ 182,000	\$26.03	Former retail to be converted to church
78-3-8	N	1013-1027 E Main St	HBD	1989	Avg	A	Restaurant	7,980	1.264	55,060	02/06/2014	\$ 2,300,000	\$288.22	IHOP Restaurant. Leased/Investment purchase.
111-1-6	N	1015 Apperson Dr	HBD	1965	Avg	A	Retail/Apartments	6,686	0.492	21,214	02/03/2014	\$ 250,000	\$37.39	Retail down, apartments up on E Main
122-4-3	N	216-218 W Main St	TBD	1962	Avg	F	Office/Retail	4,692	0.430	18,371	12/18/2013	\$ 170,000	\$36.23	Floodway and underground creek underparking lot/structure. Very Dated office space, since sale completely remodeled into two tenant suites (one medical office and one salon)
247-1-9	N	645 Apperson Dr	RB	1947	Avg	A	Office	1,740	0.468	20,400	11/18/2013	\$ 215,000	\$123.56	Former tattoo studio, owners using for residential purposes
79-2-21	N	2030 E Main St	HBD	1977	Avg	A	Warehouse/Dwelling	11,310	0.77	33,541	10/24/2013	\$ 399,000	\$35.28	Former furniture warehouse/retail store. To be used for retail. Unknown future use/condition of dwelling
255-1-1.4	Y	2045 Cook Dr	HM	2000	Gd	A	Flex Warehouse	39,618	4.849	211,222	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	08/09/2013	\$ 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	IT	1960	A	A	Warehouse/Manufacturing	295,156	35.414	1,542,634	08/07/2013	\$ 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	07/01/2013	\$ 74,000	\$87.06	Fair Quality Salon
284-1-2.1	N	2929 Keagy Rd	RB	1975	A	A	Bank	3,063	1.140	49,658	06/11/2013	\$ 982,160	\$320.65	Fully leased bank tenant with 10+ years remaining on the lease. Investment purchase
184-1-2	N	24 Broome St	HM	1950apx	F	F	Garage/Shop	2,400	0.397	17,280	04/01/2013	\$ 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	03/19/2013	\$ 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	02/26/2013	\$ 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	01/02/2013	\$ 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	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	11/01/2012	\$ 165,000	\$32.84	Garage/Shop
176-1-1	Y	2250 Salem Industrial Dr	HM		A	A	Industrial	3,300	1.154	50,268	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	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	47,611	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	10/09/2012	\$ 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	18,818	09/07/2012	\$ 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	07/31/2012	\$4,000,000	\$100.15	CAR DEALERSHIP (CURRENTLY Goodwill/Supershoes-REMODELED 2011) NOTE: 1031 EXCHANGE
139-5-3	Y		HBD	1981	G	VG	Retail							Retail Space NOTE: 1031 EXCHANGE
175-1-7	Y	2501 West Main St.	HBD	1980	A	A	Flex/Whse	15,028	2.597	113,125	07/27/2012	\$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				Lot Adjoining Former 84 Lumber
140-1-5	N	1502 W Main Street	HBD	1990	G	G	Service Garage/Shop	14,696	1.252	54,525	07/11/2012	\$1,650,000	\$112.28	Merchants Tire/Collision Auto repair/free standing Subway Restaurant
142-3-3	N	736 W 4th Street	LM	1950	A	G	Retail/Office	6,283	0.587	25,570	06/08/2012	\$275,000	\$43.77	Tanning Salon, 2 Offices
229-3-3.1	N	1125 Intervale Dr	HM	1991	A	A	Warehouse/Office	21,228	2.073	90,300	03/15/2012	\$775,000	\$36.51	Cardinal Valley Industrial Supply which purchased to expand there growing business with need for more space
121-8-1	N	107 Roanoke Blvd.	TBD	1950APX	A	G	Retail/former garage	3,335	0.091	4,000	04/11/2011	\$230,000	\$68.97	Office and Sales(Salem Silkscreen)
177-1-2	N	1993 Salem Ind. Drive	HM	1976	A	A	Flex/Whse	17,402	2	87,120	01/13/2011	\$690,000	\$39.65	Flex Space Office Whse
161-2-5	N	203 W 4th Street	HBD	1985	A	A	Garage/Shop	1,040	0.253	11,025	01/12/2011	\$184,000	\$176.92	Used Car Dealer/Garage
81-4-4	N	141-179 Electric Road	HBD	1989	G	G	Shopping Ctr	84,476	9.692	422,184	12/20/2010	\$8,750,000	\$103.58	Lakeside Plaza Shopping Ctr RESALE IN 1.5 YEARS
124-10-2	N	830 W Main Street	HBD	1989	A	A	F.F. Restaurant	938	0.4362	19,000	12/15/2011	\$450,000	\$479.74	sold after Sonic Burger closed
159-5-8	N	625 Florida Street	TBD	1972	A	G	Retail/Shop	6,240	0.258	11,250	12/08/2010	\$203,500	\$32.61	Printing Shop Some small office space
121-10-3	N	110 E 1st Street	RMF	1957	G	VG	Office	2,337	0.103	4,500	10/19/2010	\$219,000	\$93.71	Used as office space (renovated 1999)
210-1-2	N	2936 West Main Street	HBD	1925	A	A	Office/Converted house	3,694	0.4044	17,615	09/28/2010	\$325,000	\$87.98	House/Garage and Barn House Converted to Offices (RENOVATED SINCE SALE)
186-10-8	N	909 Iowa Street	HBD	1998	A	A	Flex/Whse	9,100	0.3444	15,000	07/30/2010	\$600,000	\$65.93	Flex Space Office Whse
186-10-7	N	903 Iowa Street	HBD	1940	A	A	Office	1,156	0.2583	11,250	07/30/2010	\$130,978	\$113.30	Converted House to Offices/ Detached Garages
249-1-7	N	1601 Apperson Drive	HBD	1952	A	G	Garage/Shop	5,004	0.6425	27,987	06/30/2010	\$515,000	\$102.92	Auto-Service Garage Shop CB Blg (remodeled 2005)
234-1-5	N	1415 S Colorado St	TBD	1950	A	F	Retail/Shop	2,508	0.2866	12,484	06/21/2010	\$125,000	\$49.84	Old House converted to Retail at time of sale (Since converted to vacant Office)
200-2-1	N	844 Union Street	HM	1954	A	F	Warehouse	25,208	1.392	60,636	05/21/2010	\$400,000	\$15.87	Vacant Warehouse/ Access is difficult. Near RR Tracks (since sold at auction and being renovated)
199-3-2	N	1022 Tennessee St	LM	1959	A	A	Shop Blg	7,740	0.344	15,000	04/30/2010	\$220,000	\$28.42	Shop Blg/Garage
145-5-3	N	319 S College Ave	TBD	1950APX	A	A	Garage/Shop	1,296	0.4838	21,075	03/31/2010	\$175,000	\$135.03	Auto Sales/Repair Former Years was a Service Station
185-2-4.1	N	311 7th Street	TBD	1959	A	A	Retail	1,360	0.1837	8,000	03/16/2010	\$110,000	\$80.88	Small CB Retail Shop (remodeled 2010-Converted to restaurant after sale)
106-13-3	N	208 East Main St	DBD	1900	G	A	Retail/Apts Up	3,364	0.0885	3,855	03/01/2010	\$200,000	\$59.45	Downtown Blg/Retail Down/Apts Up/Mostly Vac at Sale (REMODELED 2010 IN VG COND NOW)
106-13-7	N	5 S College Avenue	DBD	1900	G	G	Office/Retail	5,253	0.121	5,280	02/19/2010	\$404,000	\$76.91	5-6 Small Office Retail Spaces (REMODELED 2003)

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Map No.	Multi	Address	Zoned	BUILDINGS			Land Size		Sale	Sale	Sale/SF	Remarks		
	Parcel Sale			Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre	Sq Foot	Date		Price	or UNIT
249-3-2	N	1524 Apperson Dr	HBD	1950	A	A	Office	1,284	0.431	18,775	01/12/2010	\$256,000	\$199.38	Converted House to Offices
139-5-2	Y	1830-1856 W Main St	HBD	2001	A	A	Car Dealer	38,300	7.998	348,393	09/18/2009	\$3,700,000	\$96.61	Auto Dealership/ Offices Next Door/ Vacant Lot Behind (Currently Goodwill/Super Shoes)
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	03/12/2009	\$1,600,000	\$64.62	used by church for worship
013-1-9	Y													
013-1-10	Y													
013-1-11	Y													
013-1-12	Y													
81-2-3	N	1535 East Main Street	HBD	1974	A	A	MOTEL	72	1.688	73,529	01/28/2009	\$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	07/16/2008	\$4,338,750	\$14.70	Salem Frame/p/o/Rowe Furniture