

SALEM COMMERCIAL AND INDUSTRIAL SALES THRU SEPTEMBER 2020

Map No.	Multi Parcel Sale	Address	Zoned	BUILDINGS			Land Size		Sale		Sale/SF or UNIT	Remarks		
				Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre	Sq Foot			Date	Price
179-2-4.2	Y	1390 Southside Dr	LM				Office	18,344	2.233	97,269	9/17/2020	\$ 495,000	\$27	Converted Warehouse to office suites
179-2-4	Y	1300 BLK Southside Dr	LM	1981	Avg	AA	Vacant Land							
179-2-4.3	Y	1300 BLK Southside Dr	LM				Vacant Land							
129-3-12.1	N	260 Wildwood Rd	HBD	1975	Avg	Avg	Restaurant	4,600	0.98	42,689	8/20/2020	\$ 580,000	\$126	Former El Rodeo Restaurant located off Exit 137 of I-81
210-2-1	N	2920 W Main St	HBD	1925	Avg	Avg	Residential Construction	1,417	0.621	27,047	8/19/2020	\$ 85,500	\$60	Residential Construction with detached Garage/Shop located at far West End of Salem
189-3-1.2	N	150 St John Rd	HM	2007	Avg	Good	Warehouse Condo	1,199	0.028	1,199	8/18/2020	\$ 105,000	\$88	warehouse condo located in St. John's Place off Electric Rd
138-1-10	N	1941 W Main St	HBD	1991	Avg	Avg	Restaurant	7,031	1.611	70,175	7/15/2020	\$ 1,240,500	\$176	Former Dynasty Restaurant
168-1-3	Y	2245 W Main St	HBD	1958	Avg	Fair	Retail	1,800	1.233	53,725	7/14/2020	\$ 290,000	\$161	Older Retail building and vacant corner lot
168-1-1	Y	2259 W Main St	HBD				Vacant Land							
176-3-4	N	2160 Salem Industrial Dr	HM	1974	Avg	Avg	Warehouse/Office	5,406	1.00	43,560	7/13/2020	\$ 310,000	\$57	Warehouse (30%) office (70%) located in Salem Industrial Park
176-2-1	N	2167 Salem Industrial Dr	HM	1975	Avg	Avg	Light Manufacturing	20,416	2.00	87,120	7/10/2020	\$ 800,000	\$39	Two warehouses making up 20,416 SF together, located at the beginning of Salem Industrial Park
124-4-3	N	903 W Main St	HBD	1976	Avg	AA	Fast Food Restaurant	2,687	0.471	20,530	6/30/2020	\$ 650,000	\$242	Former Zaxby's restaurant
122-6-6	N	23 W Calhoun St	DBD	1992	Avg	Good	Office	3,200	0.205	8,949	6/17/2020	\$ 265,000	\$83	Office building located one block behind main street. Since sale half of building renovated and converted to Medical Office
161-5-5	N	41 W 4th St	HBD	1960	Avg	Avg	Convenience Store	2,540	0.535	23,288	6/1/2020	\$ 1,250,000	\$492	Convenience Store with gas
281-1-2.1	N	2103 Apperson Dr	HBD	2000	Avg	Avg	Fast Food Restaurant	3,077	0.948	41,295	5/13/2020	\$ 500,000	\$162	Wendy's restaurant located on Apperson Dr near Roanoke City line
139-4-4	N	1706 W Main St	HBD	2020	Good	VG	Car Wash	4,095	0.716	31,200	3/18/2020	\$ 3,488,929	\$852	New Automatic Car Wash
129-3-12	N	300 Wildwood Rd	HBD	1988	Avg	Avg	Hotel	56	1.24	54,014	3/13/2020	\$ 1,450,000	\$25,893	Super 8 Hotel with 56 rooms (22,185 SF) located off Exit 137 of I-81
143-5-11	Y	312 Elm St	HBD	2013	Avg	Good	Automobile Service	18,780	2.83	123,327	3/2/2020	\$ 1,500,000	\$80	Auto Detailing and Paint Shop
143-5-12	Y	425 W 4th St	HBD	1960	Avg	Good								
246-2-1	N	417 Apperson Dr	HBD	1973	Avg	AA	Office	4,200	0.352	15,338	8/28/2020	\$ 326,000	\$78	Multi-tenant Office building located on Apperson Dr
129-3-12.2	N	320 Wildwood Rd	HBD	1989	Avg	AA	Office	8,490	0.646	28,140	12/23/2019	\$ 500,000	\$59	Contemporary office area with multiple levels
165-4-3	N	1399 Southside Dr	LM	1993	Avg	Avg	Flex warehouse	2,400	0.239	10,411	12/20/2019	\$ 145,000	\$60	flex warehouse located in Industrial Park.
124-4-3	N	903 W Main St	HBD	1976	Avg	AA	Fast Food Restaurant	2,687	0.471	20,530	12/20/2019	\$ 625,000	\$233	Former Zaxby's restaurant
189-3-3.1	Y	118 St John Rd	HM	2009	Avg	Avg	Industrial Condo	3,276	0.101	4,385	11/4/2019	\$ 285,000	\$87	2 side by side industrial condos in St John's Place
189-3-3.2	Y	114 St John Rd	HM	2009	Avg	Avg	Industrial Condo							
279-1-2.2	N	2021 Apperson Dr	HBD	2004	Avg	Avg	Medical Clinic	13,075	1.131	49,266	10/25/2019	\$ 2,698,986	\$206	Medical Clinic
165-1-1.7	N	1405 Mill Race Dr	BCD	2000	Avg	Avg	Flex Warehouse	5,040	0.515	22,433	10/10/2019	\$ 360,000	\$71	Flex warehouse space in Commonwealth Business Park
79-2-18	Y	1926 E Main St	RMF	1909	Avg	Avg	Converted House to Apartment	12	1.44	62,832	9/12/2019	\$ 480,000	\$40,000	Total of 12 Units. Two converted houses to apartments are 3,164 (5 units) sf and 3,485 sf (5 units) and two detached units are 840sf and 252 sf.
79-2-19	Y	2006 E Main St	HBD	1930	Avg	Avg	Converted House to Apartment							
214-3-33	N	2213 Bailey Ave	RMF	1973	Avg	Avg	Apartment	4	0.42	18,295	9/10/2019	\$ 320,000	\$80,000	4 unit townhome style apartment
143-2-5	N	612 W 4th St	LM	1952	Avg	Avg	Automobile Service	1,496	0.412	17,952	8/30/2019	\$ 132,000	\$88	Automobile Service detail shop
179-2-2	N	1510 Southside Dr	LM	1979	Avg	Avg	Warehouse/Showroom	11,760	1.09	47,480	8/15/2019	\$ 615,000	\$52	Warehouse/Showroom (2 bldgs) located at entrance to Southside Industrial Park
121-12-9	N	231 Roanoke Blvd	TBD	1960	Avg	Good	Office	1,831	0.076	3,318	8/9/2019	\$ 210,000	\$115	Irregular shaped office building near downtown

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				Year Built	Quality/Grade	Condition		Use	Acre	Sq Foot	Date			Price
126-4-2	Y	1355 W Main St	HBD	1989	Avg	Avg	Retail	97,379	8.925	388,773	8/9/2019	\$ 3,656,000	\$38	Former Kmart Shopping Center which includes the land under Chick-Fil-A building
125-1-6	Y	1325 W Main St	HBD	1989	Avg	Avg	Retail							
83-1-19	N	913 E Main St	HBD	1920	Avg	Avg	Converted House to Retail/Office	2,848	0.277	12,060	7/25/2019	\$ 133,000	\$47	Converted house to Retail/Office
176-1-1	Y	2250 Salem Industrial Dr	HM	1971	Avg	Avg	Warehouse	6,581	4.864	211,876	7/25/2019	\$ 996,000	\$151	Warehouse/office area
168-2-9	Y	2260 Salem Industrial Dr	HM	1974	Avg	Avg	Warehouse/Office							
168-2-8	Y	2200 Salem Industrial Dr	HM				Vacant Land							
150-2-3	N	475 Electric Rd	HM	1962	Avg	Avg	Warehouse/Office/Open Storage	14,086	3.219	140,220	7/24/2019	\$ 650,000	\$46	Warehouse (6,988 SF)/Office (1,890 SF)/Open Storage (4,032 SF)
246-2-2	N	427 Apperson Dr	HBD	1972	Avg	AA	Office	4,200	0.358	15,600	7/23/2019	\$ 315,000	\$75	one story office building with two suites
189-3-3.3	N	110 St. John Rd	HM	2009	Avg	Good	Warehouse Condo	1,404	0.036	1,581	7/18/2019	\$ 129,500	\$92	warehouse condo located in St. John's Place off Electric Rd
155-1-1	N	515 Electric Rd	HBD/HM	1960	Avg	Avg	Retail/Shop/Warehouse	14,125	2.54	110,642	7/18/2019	\$ 535,000	\$38	Three separate building. Retail in front zoned HBD and shop and warehouse in rear zoned HM
149-1-2	Y	1226 Lynchburg Tpke	RB	1908	AA	VG	Bed and Breakfast	2,318	0.682	29,708	7/16/2019	\$ 305,600	\$132	At time of sale was a Bed and Breakfast. Sold with adjacent vacant lot.
149-1-2.2	Y	1209 Texas St	RB				Vacant Land							
80-4-2	N	121 Electric Rd	HBD	1989	Good	VG	Restaurant	3,100	0.776	33,803	7/3/2019	\$ 2,179,000	\$703	Long-term lease to Starbucks
168-1-4	N	2243 W Main St	HBD	1940	Fair	AA	Converted house to Office	912	0.279	12,153	6/25/2019	\$ 100,000	\$110	Converted house to Office-located in the flood plain and floodway
165-4-3.1	N	1260 W Riverside Dr	LM	1994	Avg	Avg	Warehouse	5,000	0.366	15,943	5/6/2019	\$ 245,000	\$49	Warehouse in Southside Industrial Park (80% warehouse, 20% office)
144-5-9	N	415 Union St	RMF	1969	Avg	Avg	Apartment	12	0.536	23,360	4/19/2019	\$ 700,000	\$58,333	Union Arms 12 unit apartment with 8 2-BR and 4 3-BR, located near downtown
168-2-5	N	29 Hammitt Ln	HM	1983	Avg	Avg	Flex Warehouse	9,450	1.377	59,982	4/17/2019	\$ 575,000	\$61	flex warehouse with small office area
138-1-3.1	N	2039 W Main St	HBD	1996	Avg	Avg	Restaurant	5,516	0.886	38,594	4/15/2019	\$ 1,475,000	\$267	Denny's restaurant located off exit 137 (Wildwood Rd).
246-1-1.2	N	340 Apperson Dr	LM	1998	Avg	Avg	Flex Warehouse	37,850	2.123	92,478	4/11/2019	\$ 2,250,000	\$59	Flex Warehouse with some retail/showroom
141-1-4	N	1236 W Main St	HBD	1910	Avg	Avg	Converted House to Retail	4,264	0.348	15,159	3/14/2019	\$ 485,000	\$114	Converted house converted to Salon
121-6-5	N	120 E Main St	DBD	1920	Avg	Avg	Downtown Office/Apartment Up	1,780	0.022	958	2/1/2019	\$ 75,000	\$42	Downtown Office/Retail with Apartment Up
81-3-2	Y	1362 E Main St	HM	1923	Avg	Avg	Mobile Home Park	40	3.2	139,436	1/23/2019	\$ 1,043,100	\$26,078	40 pad mobile home park on main st near Lakeside Shopping Center, Two converted houses to Office on Apperson Dr
249-3-4	Y	1532 Apperson Dr	HBD	1950	Avg	AA	Converted house to Office	2,102	0.587	25,560				
249-3-5	Y	1540 Apperson Dr	HBD	1941	Avg	AA	Converted house to Office	1,815	0.378	16,478				
137-2-1	N	2102 W Main St	HBD	1995	Avg	Avg	Medical Office	6,060	2.682	116,828	1/17/2019	\$ 725,000	\$120	Former Carilion Medical Office located near Wilwood Rd and W Main St intersection
257-2-1.1	N	1764 Apperson Dr	HBD	1988	Avg	Avg	Shopping Center	48,226	6.71	292,288	1/3/2019	\$ 1,155,000	\$24	Long-Term vacant shopping center, formerly anchored by Food Lion
180-5-1	Y	1351 Southside Dr	LM	1987	Avg	AA	Flex Warehouse	78,210	5	217,756	11/13/2018	\$ 2,800,000	\$36	2 Flex Warehouse buildings
180-4-1	Y	1250 Southside Dr	LM	2005	Avg	AA	Flex Warehouse							
162-1-2	N	606 Roanoke Blvd	LM	1987	Avg	Avg	Showroom/Warehouse	5,000	0.494	21,500	11/5/2018	\$ 280,000	\$56	Showroom/warehouse, former flooring showroom store. Previously sold for same price on 06/26/2018
176-3-5	N	2158 Salem Industrial Dr	HM	1974	Avg	Avg	Warehouse	12,081	0.788	34,325	11/1/2018	\$ 365,000	\$30	Warehouse
183-3-10	N	1507 Eddy St	CBD	1910	Fair	Fair/Poor	Retail/Apartment Up	2,272	0.137	5,954	10/31/2018	\$ 57,500	\$25	Former convenience store with apartment up. Very dated and in deed of repairs throughout
184-4-9	N	911 S Colorago St	HBD	1965	Avg	Avg	Office	2,250	0.198	8,625	9/26/2018	\$ 145,000	\$64	Residential Construction used as office
198-3-10	N	1115 Indiana St	HM	1976	Avg	BA	Warehouse	12,544	0.344	15,000	9/18/2018	\$ 260,000	\$21	Warehouse
106-6-2	N	111 E Clay St	TBD	1978	Avg	AA	Office	2,289	0.136	5,915	9/13/2018	\$ 295,000	\$129	Office, located near Roanoke College and one block off main street. Well maintained office

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248-6-5	N	1608 Brookland Dr	HBD	1960	Avg	Avg	Showroom/Warehouse	9,334	0.723	31,500	9/7/2018	\$ 295,000	\$32	Showroom in front, warehouse in side/rear. Currently used as a kitchen showroom/warehouse
210-1-3	N	115 Bayne Rd	HM	1925	Avg	Avg	Garage/Shop with Apartment Over	5,120	0.24	10,483	9/5/2018	\$ 165,000	\$32	3,528 sf garage, 1,400 sf apartment, located in far W Main St near Roanoke County line
177-1-1.1	N	2003 Salem Industrial Dr	HM	1980	Avg	AA	Flex Warehouse	44,027	2.568	111,862	8/31/2018	\$ 3,000,000	\$68	flex warehouse located in Industrial Park.
80-4-2	N	121 Electric Rd	HBD	1989	VG	VG	Fast Food Restaurant	3,100	0.776	33,803	7/3/2019	\$ 2,179,000	\$703	Starbucks Restaurant in converted Bank building at outparcel at Lakeside Shopping Center
4-1-2.2	N	140 Sheraton Dr	HBD	1997	Avg	Avg	Hotel	67	1.872	81,544	7/16/2018	\$ 4,125,000	\$61,567	3 story Hotel, La Quinta Flag, located just off I-81 at exit 141
162-1-2	N	606 Roanoke Blvd	LM	1987	Avg	Avg	Showroom/Warehouse	5,000	0.494	21,500	6/26/2018	\$ 280,000	\$56	Showroom/warehouse, former flooring showroom store. For lease
127-4-5	N	32 Turner Rd	HBD	1930	Avg	Avg	Residential Construction	1,532	0.307	13,380	6/11/2018	\$ 75,000	\$49	Residential Construction with detached Garage/Shop.
78-3-6	N	2031 E Main St	HBD	1950	Avg	Avg	Office/Apartment	5,680	0.772	33,628	5/21/2018	\$ 375,000	\$66	2720 sf office & 1,472 Apartment, 1,488 sf service garage on far east main near Roanoke City line
151-1-1	N	1606 Lynchburg Tnpk	BCD	1977	Avg	Avg	Warehouse	24,000	1.778	77,450	5/7/2018	\$ 800,000	\$33	Warehouse
145-5-4	Y	327 S College Ave	TBD	1962	Avg	Avg	Automobile Service	19,941	0.344	14,985	12/28/2018	\$ 2,090,000	\$105	Auto Service near Downtown, two separate buildings across three lots (sold for \$1.55M 04/23/2018)
145-5-2	Y	312 S College St	HBD	1950	Avg	Avg	Automobile Service		0.43	18,730				
145-5-1	Y	300 BLK S Colorado St	TBD				Vacant Land		0.249	10,868				
159-2-5	N	625 S College Ave	CBD	1971	Avg	Avg	Retail/Showroom	6,618	0.344	15,000	12/27/2018	\$ 412,000	\$62	Retail/Showroom located off 4th St
139-5-4	N	1806 W Main St	HBD	1998	Avg	Avg	Restaurant	5,120	1.079	46,988	12/14/2018	\$ 1,500,000	\$293	Applebee's Restaurant
282-4-1	N	2071 Apperson Dr	HBD	1988	Avg	Avg	Convenience Store with Gas	1,560	0.85	37,026	4/26/2018	\$ 550,000	\$353	Convenient Store with gas located near Roanoke City line at Apperson Dr
145-5-4	Y	327 S College Ave	TBD	1962	Avg	Avg	Automobile Service	19,941	0.344	14,985	4/23/2018	\$ 1,550,000	\$78	Auto Service near Downtown, two separate buildings across three lots
145-5-2	Y	312 S College St	HBD	1950	Avg	Avg	Automobile Service		0.43	18,730				
145-5-1	Y	300 BLK S Colorado St	TBD				Vacant Land		0.249	10,868				
282-2-1-1936	N	1936 Braeburn Dr	HBD	1978	Avg	Shell	Commercial Condo - Shell Only	1,364	0	-	4/6/2018	\$ 180,000	\$132	Building recently converted from separate suite to commercial condo. Sale price reflects a commercial condo shell only. Likely being upfit for medical use.
137-1-1.3	N	101 Wildwood Rd	HBD	1985	Avg	BA	Restaurant	5,058	1.093	47,611	3/29/2018	\$ 750,000	\$148	Former Shoney's Restaurant. Long term vacant prior to sale. Being renovated for new restaurant
83-3-8	Y	1145 E Main St	HBD	1984	Avg	Avg	Automobile Service	5,120	2.03	88,431	2/16/2018	\$ 850,000	\$166	Former used car dealership (Rod Shop) with office and garage/shop area
82-1-4	Y	1200 BLK E Main St	HBD				Vacant Land							
146-8-8	N	501 E 4th St	CBD	1990	Avg	Avg	Retail/office	2,208	0.0689	3,000	2/9/2018	\$ 160,000	\$72	Residential construction historically used as retail, may utilize some as office after remodeling
161-7-3	N	200 W 4th St	HM	1976	Avg	Avg	Warehouse	13,920	0.831	36,198	2/28/2018	\$ 395,000	\$28	Warehouse located on 4th St. Purchased by tenant, at possibly below market value
279-1-2.2	N	2021 Apperson Dr	HBD	2004	Avg	Avg	Medical Clinic	13,075	1.131	49,266	2/6/2018	\$ 3,203,685	\$245	Medical Clinic
198-6-6	N	1201 Indiana St	HM	1973	Avg	Avg	Retail Warehouse	5,500	0.252	10,962	1/9/2018	\$ 330,000	\$60	Former auto parts store located adjacent to railroad tracks. Purchased by RVWA for transfer station expansion and entrance relocation
230-6-1	N	1701 Midland Rd	HM	1988	Avg	Avg	Flex Warehouse	67,655	4.567	198,939	1/4/2018	\$ 2,650,000	\$39	Flex warehouse located in Intervale Commercial Park. 4-5 separate tenant space. 16% office, 84% warehouse
80-47-2	N	121 Electric Rd	HBD	1989	Avg	Avg	Bank	3,101	0.776	33,803	12/28/2017	\$ 680,000	\$219	Former Bank likely converting to Restaurant with drive up window. Located in Lakeside shopping center
175-1-7	Y	2501 West Main St.	HBD	1980	A	A	Flex/Whse	15,028	2.597	113,125	12/28/2017	\$ 657,000	\$43.72	Former 84 Lumber
169-3-25.1	Y	2300 West Main St	HBD						0.572	24,916				Lot Adjoining Former 84 Lumber
137-1-1.2	N	29 Wildwood Rd	HBD	1976	A	A	Retail	4,200	0.432	18,818	11/22/2017	\$ 386,000	\$ 91.90	Showroom in front, warehouse in rear. LOCATED JUST OFF I-81 @ EXIT 137
111-1-5.3	N	400 Northern Dr	HBD	2004	Avg	Avg	Golf Driving Range	3,000	2.448	106,641	11/13/2017	\$ 225,000	\$75	Golf Driving Range located in flood plain/flood way
149-1-1.1	N	1201 Texas St	RB	1989	Avg	Avg	Office	2,400	0.522	22,738	10/26/2017	\$ 325,000	\$135	Two identical side by side 1,200 SF residential style office buildings located near the civic center

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				Year Built	Quality/Grade	Condition		Use	Acres	Sq Foot	Date			Price
198-6-1	N	1201 Florida St	HM	1950	Fair	Fair	Shop & Residential Dwelling	5,580	0.43	18,750	10/28/2017	\$ 350,000	\$63	Quonset shop 4,200-SF, residential construction 1,380-SF, likely to be razed
5-1-5	N	119 Sheraton Dr	HBD	1976	Avg	Avg	Office	5,410	1.26	54,755	10/25/2017	\$ 410,000	\$76	Office building near exit 141
121-6-4	Y	110 E Main St	DBD	1922	Avg	Avg	Downtown Office	21,896	1.369	59,650	10/11/2017	\$ 1,000,000	\$46	Downtown Office with Basement Office Space and 3 nearby paved parking lots
		102 E Calhoun St	DBD			Parking Lot								
		200 Blk E Calhoun St	DBD			Parking Lot								
		210 S Colorado St	TBD			Parking Lot								
144-2-3-1	N	113 W 1st St	RMF	2006	Avg	Avg	3 unit Apartment	3	0.026	11,291	10/5/2017	\$ 280,000	\$93,333	3 unit Townhome Style Apartment, one unit with garage. 2-2 br units, 1-3 br unit
250-1-1-4	N	1225 Intervale Rd	HM	1991	Avg	Avg	Flex Warehouse	7,000	1.935	84,289	10/4/2017	\$ 350,000	\$50	Flex warehouse, 20% office, 80% warehouse
160-2-1	Y	528 Chapman St	LM	1992	Avg	AA	Office	47,032	1.972	85,900	9/26/2017	\$ 2,200,000	\$47	Industrial Flex warehouse, Purchased by tenant, well maintained warehouse/office/lab space
160-2-12	Y	528 Chapman St	LM	1991	Avg	AA	Warehouse							
160-2-2	Y	20 Gray Aly	LM	2000	Avg	AA	Office/Warehouse							
160-2-3	Y	16 Gray Aly	LM	1991	Avg	AA	Warehouse							
160-1-3	Y	518 Chapman	RSF				Gravel Parking Lot							
160-10-7	Y	620 Champman St	LM	1961	Avg	Avg	Warehouse							
137-1-1-4	Y	151 Wildwood Rd	HBD	1992	Avg	AA	Hotel	50	1.6	69,652	9/28/2017	\$ 2,740,000	\$54,800	Quality Inn off Exit 137, pool, 48 units and two suites, no listing found
129-2-5-1	Y	130 Horner Ln	HBD											
106-14-1	N	300 E Main St	DBD	1930	Avg	A	Office/Restaurant	18,824	0.173	7,536	9/20/2017	\$ 554,000	\$29	Converted office in historical theatre building in downtown
80-1-1	N	1622 E Main St	HBD	1989	Avg	Avg	Former Convenience Store turned Office	1,104	0.71	30,753	9/13/2017	\$ 405,000	\$367	Former Convenience Store turned Office located at heavy traffic intersection across from Lakeside, difficult to access
234-1-6	N	1511 King St	CBD	1960	Avg	Avg	Separate Office & Warehouse	2,308	0.275	12,000	8/31/2017	\$ 154,300	\$67	Separate Office & Warehouse buildings
186-5-5	Y	931 Vermont Ln	HBD	2002	Avg	AA	Warehouse/Auto Service	13,248	1.507	65,645	8/28/2017	\$ 800,000	\$60	Auto Service/Warehouse/Shop located in industrial area
186-5-2	Y	901 Vermont Ln	HBD	1984	Avg	A	Auto Service							
186-5-14	Y	800 8th St	HBD	1955	Avg	A	Office							
186-5-3	Y	900 Carolina Blk	HBD				Vacant Land							
78-3-6	N	2031 E Main St	HBD	1950	Avg	A	Office/ Service Garage	4,192	0.772	33,628	7/12/2017	\$ 316,000	\$75	4192 sf office & 1,488 sf service garage on far east main near Roanoke City line
174-1-6-1	N	2809 W Main St	HBD	1982	Avg	Avg	Bank	4,506	0.689	30,020	7/10/2017	\$ 330,000	\$73	3 years vacant prior to sale, half upper story, located on far west end of city, difficult to access, dated
124-10-1	N	816 W Main St	HBD	1986	Avg	BA	Restaurant	2,108	0.602	26,223	7/6/2017	\$ 800,000	\$380	Restaurant located at busy intersection at W Main St and 4th st in front of Lowes
185-7-2	N	1006 Tennessee St	LM	1973	Avg	Avg	Warehouse/Office/Quonset	9,915	0.517	22,500	5/25/2017	\$ 250,000	\$25	Warehouse, office and quonset bldgs located in industrial area, renovated after sale with new façade to office area, added insulation
106-8-5	Y	21 E Main St	DBD	1925	Avg	Avg	Downtown Retail/Apartments	7,378	0.25	10,779	5/16/2017	\$ 450,000	\$61	Formerly Tarpleys, Downtown Retail with dated apartments (3) above. Owners renovated for brew pub
106-8-4	Y													
175-2-1	N	2570 W Main St	LM	1987	Avg	AA	Retail/Warehouse	6,000	0.68	29,718	3/27/2017	\$ 495,000	\$83	1/3 retail, 2/3 warehouse on far West Main St. Property vacant at time of inspection, appears will be owner occupied
121-6-6	N	114 E. Main St	DBD	1900	Avg	Avg	Downtown Retail	4,699	0.3	12,926	3/24/2017	\$ 350,000	\$74	downtown retail, owners fixing up to use as office space, possible apartments up.
160-6-6	N	622 S Colorado St	CBD	1940	Avg	Avg	Converted house to Business	1,711	0.17	7,500	2/15/2017	\$ 137,250	\$80	Former residential dwelling converted to an office for an exterior renovation company.
121-9-4	N	231 S. Colorado St	TBD	1900	Avg	Poor	Laundrymat/Drycleaner	24,690	0.65	28,300	2/9/2017	\$ 250,000	\$10	Long-term vacant laundrymat/drycleaner. Buyers plan to fix up for residential/commercial redevelopment. Floodway influence including a creek that adjoins and then goes under building.
81-2-2	N	1489 E Main St	HBD	1975	Avg	Avg	Retail/Warehouse	45,891	4.99	217,147	2/6/2017	\$ 1,750,000	\$38	Goodwill store at Lakeside, flood/floodway influence, buyer was tenant and essentially bought out lease. Reatil store, outlet store and warehouse storage/sorting area for Goodwill Industries.

SALEM COMMERCIAL AND INDUSTRIAL SALES THRU SEPTEMBER 2020

Map No.	Multi Parcel Sale	Address	Zoned	BUILDINGS			SqFt or Units	Land Size		Sale		Sale/SF or UNIT	Remarks	
				Year Built	Quality/Grade	Condition		Use	Acres	Sq Foot	Date			Price
141-2-2	N	1206 W Main St	HBD	1970	Avg	Avg	Auto Service Garage	4,200	0.53	23,119	1/27/2017	\$ 174,000	\$41	auto service garage with pipestem frontage on W Main St. Since sale exterior painted and Geico Auto Repair Xpress
165-1-1.5	N	1501 Mill Race Dr	BCD	2001	Avg	Avg	warehouse Office	5,040	0.46	19,820	12/29/2017	\$ 385,000	\$76	Former Daycare appears to be converted to office space located in a commercial business park.
144-1-5	Y	231 Chestnut St	RMF	1948	Avg	Fair/Poor	Apartments	40	1.88	81,893	12/28/2016	\$ 1,070,000	\$26,750	40 unit apartment in need of extensive remodeling. Under major renovation. Sold at \$36/sf
233-3-12	Y	411 Yorkshire St	RMF	1969	Avg	Avg	Apartments	132	6.4	109,296	11/30/2016	\$ 5,568,000	\$42,182	132 units (11 building with 12 units per Bldg). 50 are gas heat (5 bldgs) and 72 are electric heat (7 buildings).
233-4-1	Y	412 Yorkshire St	RMF	1969	Avg	Avg	Apartments							
185-2-4.1	N	311 7th St	HBD	1960	Avg	Avg	Restaurant	1,840	0.18	8,000	11/2/2016	\$ 155,000	\$84	small turn key restaurant operation. Sale includes personal property items associated with restaurant operation
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129-2-1	N	351 Wildwood Rd	HBD	1964	Avg	Avg	Convenience Store with Gas	1,568	0.7	30,405	11/10/2016	\$ 700,000	\$446	Gas station located near I-81, undetermined if inventory included in sale price
123-3-5	N	506 W Main St	RB	1920	Fair	Avg	Retail	2,542	0.41	17,860	11/2/2016	\$ 299,900	\$118	2 separate retail buildings located on Main St near downtown
137-3-1	N	2104 W Main St	HBD	1959	Fair	Fair	Drycleaner	3,263	0.69		9/23/2016	\$ 235,000	\$72	most recently a Drycleaner, potential redevelopment
122-6-9	N	2 W Main St	DBD	1923	Avg	Avg	Retail/Apt	17,588	0.45	19,600	9/16/2016	\$ 625,000	\$36	Ridenhour building, located in downtown, retail on first level, classrooms/apartments on upper level. 564 SF detached retail shop in rear
141-2-8	N	1113 Tinsley St	LM	1989	Avg	Avg	Warehouse/Office	3,600	0.257	11,195	8/12/2016	\$ 280,000	\$78	2/3 conditioned warehouse space, 1/3 office, located near Lowes (one block from W Main St)
158-5-2	Y	816 Roanoke Blvd	TBD	1971	Avg	Avg	Office	4,068	2.199	95,788	7/22/2016	\$ 436,650	\$107	office building near salem civic center with additional adjoining lots, 8 total parcels
121-12-7	N	231 S College Ave	TBD	1970	Avg	Avg	Bank	3,073	0.673	29,316	7/6/2016	\$ 499,950	\$163	Vacant Bank near downtown, idle for about 5 years.
165-4-2.1	N	1401 Southside Dr	LM	1986	Avg	Avg	flex warehouse	4,000	0.532	23,174	5/19/2016	\$ 300,000	\$75	flex warehouse, 50/50 office/warehouse
177-1-1.2	N	2031 Salem Industrial Dr	HM	1976	Avg	Avg	Industrial	5,175	1.5	65,340	5/2/2016	\$ 385,000	\$74	Industrial Warehouse purchased by adjoining property owner
140-1-11	Y	29 Mill Lane	LM	1991	Avg	Avg	Manufacturing/Warehouse	87,797	5.881	256,176	5/2/2016	\$ 2,649,820	\$30	Manufacturing facility located just off Main St with Rail access.
140-1-10	Y	27 Mill Lane	LM	1960	Avg	Avg								
145-6-1	N	402 S Colorado St	TBD	1954	Fair	Avg	Church	7,380	0.775	33,759	4/29/2016	\$ 242,000	\$33	Church located near downtown.
121-12-1	N	201 S College Ave	TBD	1950	Avg	Good	Office	4,800	0.293	12,763	4/15/2016	\$ 575,000	\$120	Law Office renovated in 2005 and 2012, located in downtown, two blocks from main st
221-1-6	N	1201 Electric Rd	LM	1976	Avg	Avg	Warehouse/Retail	11,709	2.067	90,039	3/29/2016	\$ 742,000	\$63	Former RSC equipment rental. Mostly warehouse area with minimal office space located on Electric Rd
210-2-3	N	120 Bayne Rd	HM	1976	Avg	Avg	Warehouse/Office	8,148	0.776	33,803	3/4/2016	\$ 325,000	\$40	Typical Warehouse space with office addition. Owner occupied by Stanley Steamer
174-3-1	N	2743 W Main St	HBD	1966	Avg	Avg	Office	1,655	1.589	69,217	3/1/2016	\$ 200,000	\$121	Former bank converted to general office/retail. Located at far end of W Main St.
248-5-1	N	1601 Electric Rd	HBD	1985	Fair	VG	Office	1,224	0.84	36,765	1/29/2016	\$ 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	1/25/2016	\$ 984,000	\$98	6,426 sf Restaurant with additional 3,570 of Warehouse/Shop 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	1/12/2016	\$ 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.
198-2-1	N	1104 Delaware St	HM	1962	Avg	Avg	Warehouse/Office	8,998	0.344	14,985	1/8/2016	\$ 225,000	\$25	Warehouse space located in industrial area.
121-12-9	N	231 Roanoke Blvd	TBD	1960	Fair	Avg	Office	1,831	0.08	3,318	12/31/2015	\$ 208,000	\$114	Former Law office (2 story) on small triangular lot located near downtown. Currently For lease
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	7,824 sf warehouse/storage area and 4,280 sf office. 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	12/2/2015	\$ 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 duress, lien holder threatening foreclosure auction
202-2-3	N	1811 Mulberry St	RSF	1945	Fair	Avg	Shop/Dwelling	2,244	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	11/4/2015	\$ 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)

SALEM COMMERCIAL AND INDUSTRIAL SALES THRU SEPTEMBER 2020

Map No.	Multi	Address	Zoned	BUILDINGS				Land Size		Sale		Sale/SF	Remarks	
				Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acres	Sq Foot	Date			Price
127-3-12	N	36 Dixie Dr	HBD	1962	Fair	Poor	Shop	3,427	0.28	12,300	11/4/2015	\$ 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	4,270	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/Storage Warehouse	12,740	1.43	62,117	10/14/2015	\$ 650,000	\$51	Auto Service with additional warehouse space, located at busy intersection at Electric and Apperson. About 1/3 of the land is unusable due to hillside and in river. Since sales cosmetic repairs including paint throughout, new garage doors and stoen added to decade
284-1-2.2	Y	1923 Electric Rd	HBD	1985	Avg	Good	Shoping Center	75,275	6.772	294,988	9/22/2015	\$ 7,350,000	\$98	Shopping Center located across from Lewis Gale Hospital anchored by Kroger. 2 buildings
284-1-2.3	y	1951 Electric Rd												
185-11-12	N	929 Delaware St	HBD	2000	Avg	Avg	Commercial Garage	1,440	0.09	3,750	9/11/2015	\$ 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	2,090	0.13	5,500	9/3/2015	\$ 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	2,074	1.49	64,904	8/19/2015	\$ 380,000	\$183	Historically used as office, currently used as chiropractic office, was exempt now taxable, located near I-81 @ exit 141. Formally Virginia Lutheran Home Headquarters
175-2-3	N	2500 W Main St	HM	1958	Avg	Fair	Manufacturing	140,000	16.162	704,017	7/23/2015	\$ 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	7/23/2015	\$ 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	7/17/2015	\$ 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	7/17/2015	\$ 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	7/17/2015	\$ 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	7/9/2015	\$ 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	7/9/2015	\$ 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	7/9/2015	\$ 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	5/15/2015	\$ 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	3/25/2015	\$ 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	3/10/2015	\$ 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	2/3/2015	\$ 465,000	\$68	Leased Office space on 419, LP=\$485,000, per CoStar NOI = \$45,523, yielding a cap rate of 9.79%, lease rates @ \$10-14/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	2/26/2015	\$ 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	3,405	0.48	20,952	10/1/2014	\$ 424,999	\$125	Listing indicated that sale includes existing business, equipment, furniture, cooler, wood shed, dishes, cookware and real 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	9/1/2014	\$ 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	12/5/2014	\$ 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	8/25/2014	\$ 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	8/22/2014	\$ 135,000	\$27	Garage/Shop, previously sold for \$165K
145-6-10	N	425 S College Ave	TBD	1925	Avg	Avg	General Business	1,906	0.260	11,250	7/21/2014	\$ 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	7/21/2014	\$ 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	6/27/2014	\$ 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 McClellanc 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				

SALEM COMMERCIAL AND INDUSTRIAL SALES THRU SEPTEMBER 2020

Map No.	Multi	Address	Zoned	BUILDINGS			Land Size		Sale	Sale	Sale/SF	Remarks		
				Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre	Sq Foot	Date		Price	or UNIT
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	6/26/2014	\$ 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	6/3/2014	\$ 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	5/29/2014	\$ 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	5/28/2014	\$ 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	5/19/2014	\$ 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	5/6/2014	\$ 1,400,000	\$11,667	Quality Inn 120/rooms, fair condition, being completely rennovated 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	4/30/2014	\$ 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	4/11/2014	\$ 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	3/5/2014	\$ 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	2/6/2014	\$ 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	2/3/2014	\$ 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 tatoo 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	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	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	7/1/2013	\$ 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	6/11/2013	\$ 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	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	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	RB/RB	1920s	A	A	Law Office	2,260	0.184	7,995	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	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	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	11/1/2012	\$ 165,000	\$32.84	Garage/Shop
176-1-1	Y	2250 Salem Industrial Dr	HM		A	A	Industrial	3,300	1.154	50,268	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 Longwodd (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

SALEM COMMERCIAL AND INDUSTRIAL SALES THRU SEPTEMBER 2020

Map No.	Multi	Address	Zoned	BUILDINGS			Land Size			Sale			Remarks	
				Year Built	Quality/Grade	Condition	Use	SqFt or Units	Acre	Sq Foot	Date	Price		Sale/SF or UNIT
168-2-1.2	N	2240 W Main St	HBD	1979	A	A	Small Office	336	0.443	19,297	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	18,818	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	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							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	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				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	7/11/2012	\$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	6/8/2012	\$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	3/15/2012	\$775,000	\$36.51	sold on low side from former business/building owners due to the difficulty finding tenant to lease. The true buyer is 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	4/11/2011	\$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	1/13/2011	\$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	1/12/2011	\$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	12/8/2010	\$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	9/28/2010	\$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	7/30/2010	\$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	7/30/2010	\$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	6/30/2010	\$515,000	\$102.92	Auto-Service Garage Shop CB Bldg (remodeled 2005)
234-1-5	N	1415 S Colorado St	TBD	1950	A	F	Retail/Shop	2,508	0.2866	12,484	6/21/2010	\$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	5/21/2010	\$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 Bldg	7,740	0.344	15,000	4/30/2010	\$220,000	\$28.42	Shop Bldg/Garage
145-5-3	N	319 S College Ave	TBD	1950APX	A	A	Garage/Shop	1,296	0.4838	21,075	3/31/2010	\$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	3/16/2010	\$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	3/1/2010	\$200,000	\$59.45	Downtown Bldg/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	2/19/2010	\$404,000	\$76.91	5-6 Small Office Retail Spaces (REMODELED 2003)
249-3-2	N	1524 Apperson Dr	HBD	1950	A	A	Office	1,284	0.431	18,775	1/12/2010	\$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	9/18/2009	\$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	3/12/2009	\$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	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	7/16/2008	\$4,338,750	\$14.70	Salem Frame/p/o/Rowe Furniture