

CITY OF SALEM COMMERCIAL AND INDUSTRIAL SALES 2007-10

Map No.	Multi Sale	Address	Zoned	BUILDINGS		Land Size		Sale Year	Sale Date	Sale Price	Sale/SF or UNIT	Remarks
				Use	SqFt or Units	Acre	Sq Foot					
015-1-1	Y	901 Russell Drive	BC	Office/Whse	24,760	8.123	353,838	2009	3/12/2009	\$1,600,000.00	\$64.62	to be used by church for worship/rental to purchase
013-1-9	Y											
013-1-10	Y											
013-1-11	Y											
013-1-12	Y											
051-3-2	N	526 Branch Drive	LM	Warehouse	30,000	1.156	50,355	2008	5/6/2008	\$825,000.00	\$27.50	storage/distribution warehouse
051-3-2	N	526 Branch Drive	LM	Warehouse	30,000	1.156	50,355	2009	8/5/2009	\$900,000.00	\$30.00	sold in 08 for 825,000
080-2-6	N	1612 Conehurst Blvd	TBD	Office	816	0.307	13,375	2009	3/19/2009	\$88,500.00	\$108.45	House converted to insurance office
080-2-8	N	1636 Conehurst Blvd	TBD	Meeting Hall	3,713	1.09	47,480	2008	9/10/2008	\$400,000.00	\$107.72	Former Roanoke County Womens Club/ Vacant Now
081-2-3	N	1535 East Main Street	HBD	MOTEL	72	1.688	73,529	2009	1/28/2009	\$2,800,000.00	\$38,889.00	72 unit motel/Days Inn/GIM approx 3.506/ 27,790 Sq Ft
081-4-4	N	141-179 Electric Road	HBD	Shopping Ctr	84,476	9.692	422,184	2009	6/1/2009	\$6,800,000.00	\$80.49	Lakeside Plaza Shopping Ctr/ Cap Rate 9.88
106-14-12	N	16 S College Ave	DBD	Office	1,775	0.0747	3,254	2007	10/1/2007	\$175,000.00	\$98.59	Downtown Office Bldg/ Was Law Offices
107-7-4	Y	508 E Main Street	DBD	Offices	7,175	0.959	41,774	2008	8/18/2008	\$1,140,000.00	\$158.88	2 Large Houses Converted to Offices
107-7-5	Y	516 E Main Street	DBD									
111-1-6.1	N	211-227 Electric Road	HBD	Shopping Ctr	20,500	1.386	60,374	2009	8/12/2009	\$1,100,000.00	\$53.65	5 store fronts/ and Large Storage Area
111-1-6	N	201 Electric Road	HBD	Restaurant	7,919	1.264	55,060	2009	11/18/2009	\$924,000.00	\$116.68	Former Fuddruckers/Vacant/Sold to IHOP
115-1-1	N	1601 Lynchburg Tpke	TBD	Shopping Ctr	5,264	1.06	46,174	2007	5/17/2007	\$310,000.00	\$58.86	3 Spaces/ 1 Diner/2 Retail
121-7-3	N	113 E Burwell Street	DBD	Office	2,619	0.144	6,273	2009	1/30/2009	\$205,000.00	\$78.27	2 story office building
121-7-4	N	101 S Colorado Street	HBD	Dental Office	1,906	0.15	6,534	2009	1/7/2009	\$275,000.00	\$144.28	Dental Office/Sold to Neighboring Dentist/ then Combined
124-2-1	N	1001 West Main St	HBD	Car Wash	3,700	0.641	27,922	2008	1/9/2008	\$700,000.00	\$189.19	Was Suds Wash now \$3 Car Wash/Drive Thru
126-4-2	Y	1325-1355 W Main St	HBD	Shopping Ctr	95,799	8.925	388,773	2007	10/26/2007	\$4,700,000.00	\$49.06	KMART and Adjoining Shop Area
125-1-6	Y											
127-4-3	N	23 Dixie Drive	HBD	Garage/Shop	12,282	1.291	56,236	2009	1/20/2009	\$525,000.00	\$42.75	Auto Service Garage/ Shop-Warehouse
129-2-2	N	349 Wildwood Rd	HBD	Restaurant	1,782	0.63	27,443	2007	6/29/2007	\$250,000.00	\$140.29	Omlette Shoppe/ Remained Same after Sale
129-2-5	N	251 Wildwood Rd	HBD	Retail	9,220	0.514	22,390	2007	1/31/2007	\$415,000.00	\$45.01	Was Retail/Whse now DOLLAR TREE
129-3-12.3	N	351 Wildwood Rd	HBD	Gas/Food	3,109	0.762	33,194	2009	1/6/2009	\$640,000.00	\$205.85	BP/Amoco Gas and Food Mart
138-1-3	N	14 Wildwood Rd	HBD	Restaurant	1,534	0.75	32,670	2009	8/5/2009	\$509,250.00	\$331.97	Krystal Burger/ AUCTION SALE/ To Be Dairy Queen
138-1-10	N	1941 West Main St	HBD	Restaurant	7,031	1.611	70,175	2007	7/2/2007	\$1,100,000.00	\$156.43	Dynasty Chinese Buffet/ Same after Sale
139-4-6&7	N	1630West Main St	HBD	Warehouse	61,724	3.268	142,354	2008	5/22/2008	\$965,000.00	\$15.63	Vacant Warehouse/Adjoining Lot Included
139-5-2	Y	1830-1856 W Main St	HBD	Car Dealer	38,300	7.998	348,393	2009	9/18/2009	\$3,700,000.00	\$96.60	Auto Dealership/ Offices Next Door/ Vacant Lot Behind
139-5-3	Y			Offices								
139-5-7	Y			Vac Lot								

