

City of Salem Commercial Industrial Sales 2007-2011

**CITY OF SALEM COMMERCIAL AND INDUSTRIAL SALES 2007-11**

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
81-4-4	N	141-179 Electric Road	HBD	Shopping Ctr	84,476	9.692	422,184	2010	12/20/2010	\$8,750,000.00	\$103.57	Lakeside Plaza Shopping Ctr RESALE IN 1.5 YEARS
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 Center
106-13-3	N	208 East Main St	DBD	Retail/Apts Up	3,364	0.0885	3,855	2010	3/1/2010	\$200,000.00	\$59.45	Downtown Blg/Retail Down/Apts Up/Mostly Vac at Sale
106-13-7	N	5 S College Avenue	DBD	Office/Retail	5,253	0.121	5,280	2010	2/19/2010	\$404,000.00	\$76.90	5-6 Small Office Retail Spaces
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 Blg/ 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
121-8-1	N	107 Roanoke Blvd.	TBD	Retail	3,335	0.091	4,000	2011	4/11/2011	\$230,000.00	\$68.97	Office and Sales(Salem Silkscreen)
121-10-3	N	110 E 1st Street	RMF	Office	2,337	0.103	4,500	2010	10/19/2010	\$219,000.00	\$93.71	Used as office space
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

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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	1630 West 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								

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	Sale			Use	SqFt or Units	Acre	Sq Foot		Date	Price	or UNIT	

140-1-1	Y	27 Mill Lane	LM	Mfg/Industrial	87,797	5.905	257,222	2008	7/25/2008	\$2,775,000.00	\$31.61	Mfg Building/ KIK/ Make Bleach and Cleaning Products
140-1-11	Y											
142-3-6	N	714 W 4th Street	LM	Shop Bldg	1,300	0.262	11,412	2009	2/27/2009	\$122,801.00	\$94.46	Auto Detail Shop/ MAY HAVE BEEN AUCTION
142-4-10	N	415 Maple/702 Rke St	LMHM	Shop Bldg	5,036	0.286	25,526	2007	9/21/2007	\$290,000.00	\$57.59	Auto Repair Shop
145-5-2	N	312 S Colorado St	HBD	Shop Bldg	8,274	0.4304	18,748	2009	5/27/2009	\$403,000.00	\$48.71	Auto Repair Shop
145-5-3	n	319 S College Ave	TBD	Garage/Shop	1,296	0.4838	21,075	2010	3/31/2010	\$175,000.00	\$135.03	Auto Sales/Repair Former Years was a Service Station
145-6-9	N	421 S College Ave	HBD	Office	1,841	0.1721	7,497	2009	12/4/2009	\$275,000.00	\$149.37	Converted House to Offices
159-2-1	N	603 S College Ave	TBD	Conv Store	2,520	0.344	14,985	2007	4/27/2007	\$224,000.00	\$88.88	Former 7-11 Store/ Now Used as Retail
159-5-8	N	625 Florida Street	TBD	Retail/Shop	6,240	0.258	11,250	2010	12/8/2010	\$203,500.00	\$32.61	Printing Shop Some small office space
159-10-1	N	700 S Colorado St	RB	Retail	1,702	0.258	11,238	2007	2/21/2007	\$177,500.00	\$104.28	Converted House to Retail
160-8-1	N	104 E 4th Street	TBD	Retail	1,575	0.287	12,497	2008	9/2/2008	\$145,000.00	\$92.06	Converted House to Retail
160-8-2	N	606 S Market Street	TBD	Office	1,840	0.143	6,229	2008	8/19/2008	\$95,000.00	\$51.63	Office Bldg
160-10-4	N	12 W 4th Street	TBD	Retail/Shop	1,632	0.1745	7,601	2008	8/14/2008	\$125,000.00	\$76.59	Retail and Garage/Shop
161-2-5	N	203 W 4th Street	HBD	Garage/Shop	1,040	0.253	11,025	2011	1/12/2011	\$184,000.00	\$176.92	Used Car Dealer/Garage
166-1-1	N	1950 Salem Ind Drive	HM	Mfg/Industrial	295,156	35.414	1,542,634	2008	7/16/2008	\$4,338,750.00	\$14.70	Salem Frame/p/o/Rowe Furniture
168-2-2	N	2218 West Main St	LM	Garage/Shop	32,019	4.008	174,588	2008	8/15/2008	\$320,000.00	\$9.99	Tire Store/Auto Garage Shop
177-1-2	N	1993 Salem Ind. Drive	HM	Flex/Whse	17,402	2	87,120	2011	1/13/2011	\$690,000.00	\$39.66	Flex Space Office Whse
180-5-4	N	1291 Southside Dr	LM	Flex/Whse	6,000	2.651	115,221	2007	1/26/2007	\$255,000.00	\$42.50	Flex Space Office Whse
185-2-4.1	N	311 7th Street	TBD	Retail	1,360	0.1837	8,000	2010	3/16/2010	\$110,000.00	\$80.88	Small CB Retail Shop/ Hunting-Fishing Merchandise
185-7-2	N	1006 Tennessee St	LM	Whse/Shop	9,915	0.5165	22,499	2007	2/28/2007	\$295,000.00	\$29.75	Warehouse/Small Offices/Reception
186-10-7	N	903 Iowa Street	HBD	Office	1,156	0.2583	11,250	2010	7/30/2010	\$130,978.00	\$113.30	Converted House to Offices/ Detached Garages
186-10-8	N	909 Iowa Street	HBD	Flex/Whse	9,100	0.3444	15,000	2010	7/30/2010	\$600,000.00	\$65.93	Flex Space Office Whse
189-3-1.3	N	154 St John Rd	HM	Condo-Whse	1,199	0.0275	1,198	2007	9/28/2007	\$110,000.00	\$91.74	"condo warehouse" Also shares common Area
189-3-1.1	N	146 St John Rd	HM	Condo-Whse	1,199	0.0275	1,198	2007	5/1/2007	\$110,000.00	\$91.74	"condo warehouse" Also shares common Area
189-3-1.2	N	150 St John Rd	HM	Condo-Whse	1,199	0.0275	1,198	2007	6/1/2007	\$110,000.00	\$91.74	"condo warehouse" Also shares common Area
189-3-1.4	N	158 St John Rd	HM	Condo-Whse	1,199	0.0275	1,198	2007	5/1/2007	\$110,000.00	\$91.74	"condo warehouse" Also shares common Area
198-4-2	N	1015 Ohio Ave	HM	Flex/Whse	4,000	0.344	14,985	2007	4/24/2007	\$177,500.00	\$44.38	Metal Flex Bldg with Whse and small Office area
198-6-1	N	1210 Florida St	HM	Warehouse	5,580	0.4304	18,748	2008	5/2/2008	\$160,000.00	\$28.67	Quonset Warehouse and Small Dwelling Included

