



**Investors**  
REAL ESTATE PARTNERS

**FOR  
SALE**

**1101 Electric Rd, Salem, VA**

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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**JASON FOUNTAIN, CCIM**  
**PRINCIPAL BROKER**  
540.354.6456  
JASON@INVESTORSREP.COM

**STEVE ZEGARSKI**  
**PRESIDENT / BROKER**  
540.309.6738  
STEVE@INVESTORSREP.COM

# PROPERTY DESCRIPTION

## 1101 ELECTRIC RD, SALEM, VA

|                           |                                 |
|---------------------------|---------------------------------|
| <b>Total Parcel Area:</b> | ±0.62 Acres                     |
| <b>Total SF:</b>          | 5,163 SF                        |
| <b>Zoning:</b>            | HBD – Highway Business District |
| <b>Market:</b>            | Salem                           |



## PROPERTY DESCRIPTION

Positioned along the well-traveled Electric Road corridor in Salem, Virginia, this ±5,163 SF professional office building offers investors a stable multi-tenant asset within one of the region's primary commercial corridors.

Constructed in 2004 and situated on approximately ±0.62 acres, the property features two office suites designed to accommodate professional and medical office users. The building offers modern construction, efficient layouts, ample natural light, and dedicated on-site parking for tenants and visitors.

Currently leased to two established professional tenants, including a medical office user, the property provides consistent in-place income while offering future rental growth potential as leases roll to market rates. Its location along Electric Road places it within close proximity to retail centers, restaurants, and major transportation routes connecting Salem and the greater Roanoke Valley.

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# OFFERING SUMMARY

## PROFESSIONAL OFFICE INVESTMENT

1101 Electric Road, Salem, VA

|                        |                                 |
|------------------------|---------------------------------|
| <b>SALES PRICE:</b>    | \$995,000                       |
| <b>CAP RATE:</b>       | 7.30%                           |
| <b>NOI:</b>            | \$72,235                        |
| <b>Total SF:</b>       | 5,163 SF                        |
| <b>Total Units:</b>    | 2                               |
| <b>Price PSF:</b>      | \$193 / SF                      |
| <b>Total Lot Size:</b> | ±0.62 Acres                     |
| <b>Zoning:</b>         | HBD – Highway Business District |
| <b>Occupancy:</b>      | 80%                             |
| <b>Parcel Number:</b>  | 2210307                         |



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# ADDITIONAL PHOTOS



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# FINANCIALS 1101 ELECTRIC RD, SALEM, VA

| Income & Expenses          | Amount     |
|----------------------------|------------|
| Annual Gross Rental Income | \$95,965   |
| Less 5% Vacancy            | \$(3,839)  |
| Effective Gross Income     | \$92,126   |
| Electricity                | (\$1,080)  |
| Water & Sewer              | (\$1,740)  |
| Property Management        | (\$2,845)  |
| Pest Control               | (\$360)    |
| Landscaping                | (\$1,800)  |
| Snow Removal               | (\$350)    |
| Property Insurance         | (\$1,500)  |
| Property Tax               | (\$7,216)  |
| Maintenance                | (\$3,000)  |
| Total Operating Expenses   | (\$19,891) |
| Net Operating Income (NOI) | \$72,235   |
| Cap Rate (Year 1)          | 7.30%      |

| 5-YEAR INVESTMENT PROJECTION<br>1101 ELECTRIC RD, SALEM, VA                       |          |          |          |          |          |
|-----------------------------------------------------------------------------------|----------|----------|----------|----------|----------|
|  | Year 1   | Year 2   | Year 3   | Year 4   | Year 5   |
| NOI                                                                               | \$72,235 | \$73,413 | \$75,616 | \$77,884 | \$80,221 |
| Cash Flow                                                                         | \$14,530 | \$15,716 | \$17,919 | \$20,187 | \$22,524 |
| Cash on Cash                                                                      | 5.50%    | 5.96%    | 6.80%    | 7.66%    | 8.54%    |

| INVESTORS EXIT PROJECTION<br>1101 ELECTRIC RD, SALEM, VA |             |
|----------------------------------------------------------|-------------|
| Metric                                                   | Value       |
| Purchase Price                                           | \$995,000   |
| Exit Value (Year 5)                                      | \$1,092,210 |
| Initial Cash Investment                                  | \$263,675   |
| Projected 5-Year IRR                                     | 16.10%      |

FINANCIAL FIGURES ARE ESTIMATES AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. FOR DETAILED FINANCIAL DOCUMENTATION AND SUPPORTING MATERIALS, PLEASE CONTACT LISTING AGENT.



**Jason Fountain, CCIM** Principal Broker, at Investors Real Estate Partners, where he provides strategic direction across brokerage, investment, and advisory services. Over the past two decades, Jason has established himself as a market leader in the brokerage of multifamily, industrial, office, and retail properties, complemented by hands-on experience as both an owner and operator.



**Steve Zegarski** serves as President & Associate Broker at Investors Real Estate Partners. With over twenty-five years of real estate investing experience, Steve specializes in solving complex real estate challenges with practical, strategic and thoughtful solutions. As a national leader in sales management, Steve understands the marketing and sales process. He is an expert at creating value and uncovering the pathways to financial success for both buyers and sellers.