



Investors
REAL ESTATE PARTNERS

**FOR
SALE**

1101 Electric Rd, Salem, VA

INVESTORS REAL ESTATE PARTNERS | INVESTORSREP.COM



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PROPERTY DESCRIPTION

1101 ELECTRIC RD, SALEM, VA

Total Parcel Area:	±0.62 Acres
Total SF:	5,163 SF
Zoning:	HBD – Highway Business District
Market:	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.

OFFERING SUMMARY

PROFESSIONAL OFFICE INVESTMENT

1101 Electric Road, Salem, VA

SALES PRICE:	\$995,000
CAP RATE:	6.12%
NOI:	\$60,859
Total SF:	5,163 SF
Total Units:	2
Price PSF:	\$193 / SF
Total Lot Size:	±0.62 Acres
Zoning:	HBD – Highway Business District
Occupancy:	100%
Parcel Number:	2210307



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ADDITIONAL PHOTOS



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FINANCIALS 1101 ELECTRIC RD, SALEM, VA

Income & Expenses	Amount
Annual Gross Rental Income	\$79,284
Less 5% Vacancy	\$0
Effective Gross Income	\$79,284
Electricity	(\$1,080)
Water & Sewer	(\$1,740)
Property Management	(\$2,378)
Pest Control	(\$360)
Landscaping	(\$1,800)
Snow Removal	(\$350)
Property Insurance	(\$1,500)
Property Tax	(\$7,216)
Maintenance	(\$2,000)
Total Operating Expenses	(\$18,425)
Net Operating Income (NOI)	\$60,859
Cap Rate (Year 1)	6.12%

5-YEAR INVESTMENT PROJECTION

1101 ELECTRIC RD, SALEM, VA

	Year 1	Year 2	Year 3	Year 4	Year 5
					
NOI	\$60,859	\$69,174	\$71,250	\$73,387	\$75,589
Cash Flow	\$3,162	\$11,477	\$13,552	\$15,690	\$17,892
Cash on Cash	1.20%	4.35%	5.14%	5.95%	6.79%

INVESTORS EXIT PROJECTION

1101 ELECTRIC RD, SALEM, VA

Metric	Value
Purchase Price	\$995,000
Exit Value (Year 5)	\$1,095,490
Initial Cash Investment	\$263,675
Projected 5-Year IRR	13.64%

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.