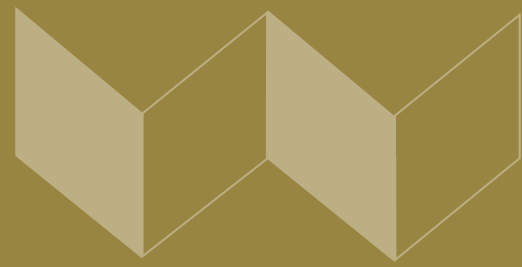


824 Iowa St Salem, VA 24153

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This well-positioned, block building with a brick facade in Salem is ready for its next venture. Previously used as a dental lab with an open work area, two small restrooms, and an office with a small breakroom, this property has great potential for office and service uses. Interior finishes include VCT flooring, an acoustic tile ceiling, fluorescent lighting, several sinks and built in cabinets. There is on-site surface parking for +/- 6 vehicles. An outside storage shed and an air compressor will convey.

LOCATION DESCRIPTION

Central Salem location, minutes from I-81 access, the Salem Civic Center, Electric Rd, Apperson Dr, and E Main St. The value of 824 Iowa Street's location is enhanced by its proximity to The Valleydale Redevelopment Project just around the corner. Valleydale, a new upscale residential complex, has opened its first phase and is poised to provide a total of +/- 300 lofts.

PROPERTY HIGHLIGHTS

- Prime, central Salem location around the corner from the Valleydale complex
- Good application for office and service business use
- Perfect size for an owner/user
- On-site parking

OFFERING SUMMARY

Sale Price:	\$195,000
Lot Size:	0.24 Acres
Building Size:	1,000 SF

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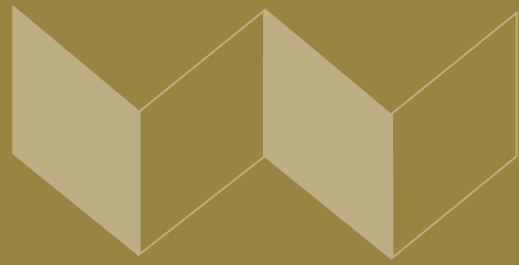
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PHOTOS



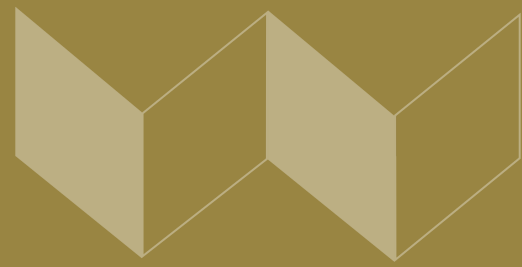
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FLOORPLAN



824 Iowa St

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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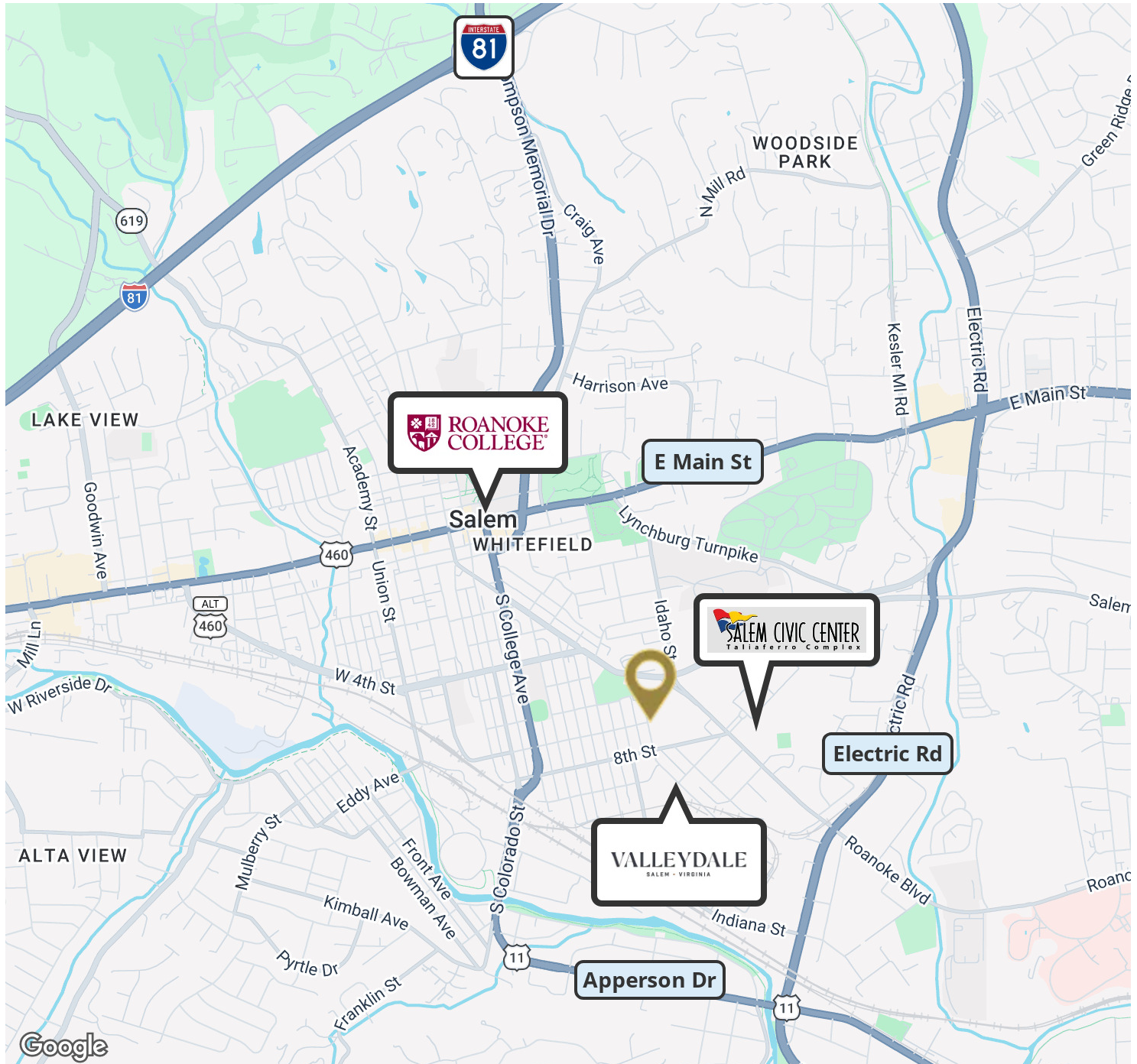
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CENTRAL SALEM LOCATION



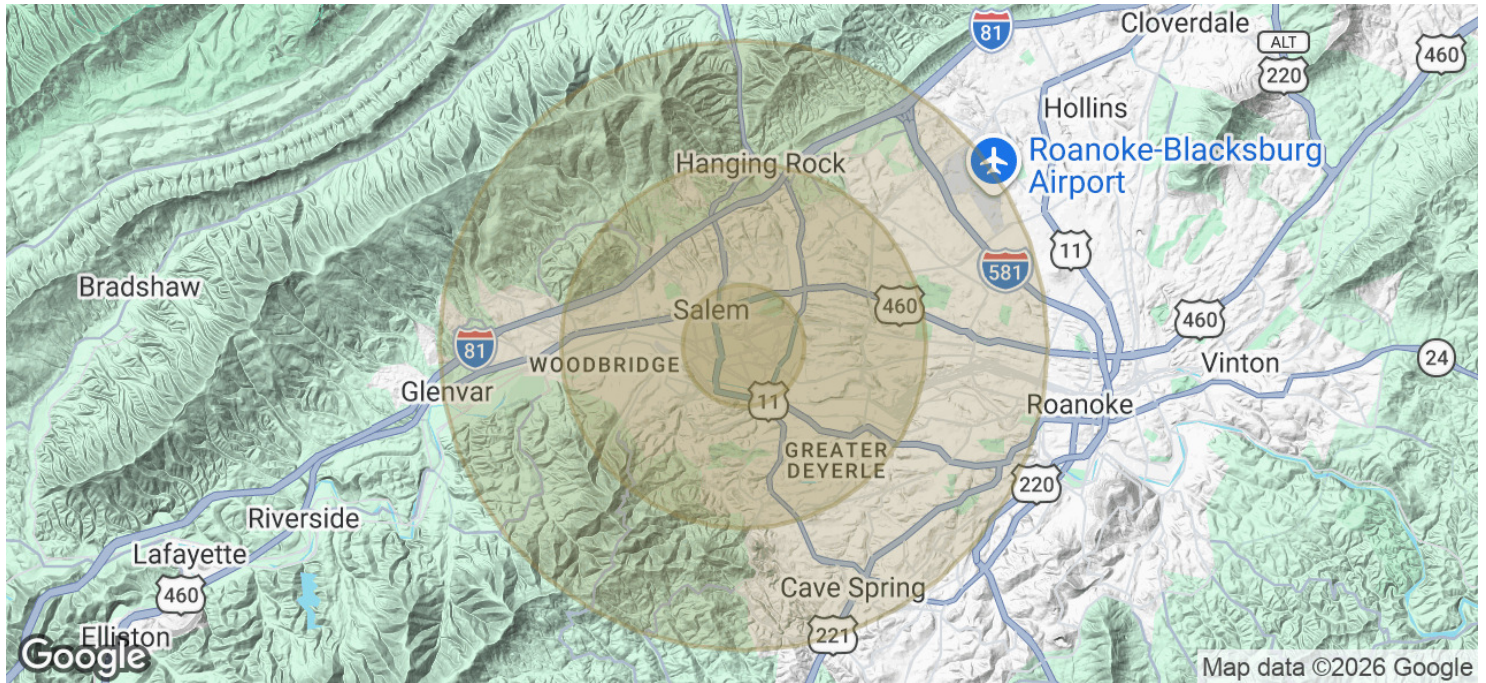
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,218	42,278	103,679
Average Age	40.9	42.3	40.7
Average Age (Male)	40.0	40.9	39.7
Average Age (Female)	42.2	43.4	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,090	17,445	43,277
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$75,161	\$90,078	\$88,737
Average House Value	\$233,580	\$264,860	\$257,342

2023 American Community Survey (ACS)

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