

MLS #: C94670A (Active) List Price: \$215,000 (10 Hits)

701 Luke Street Edenton, NC 27932



Current Use: Office, Medical/Dental
Permitted Uses: Office, Medical/Dental, Other
Buildings: 1
Rooms:
Baths:
Ttl Apx Heated SqFt: 1800
SqFt Range: Office Under 2500 SF
Year Built: 1993

Lot #: N/A
Unit #: C
Phase #:
County: Chowan
Commercial Park: Edenton Medical
City Limits: Yes
Neighborhood/Area: Near Hospital
Available for Rent: No

Deed Book: 285 **Deed Page:** 312 **Portion of Deed:** **All of Deed:**
PIN: 7805-00-53-1285 **Plat:** CB1 P1 **Map:** CB1 P1 **Other:** 280/697
Lot Size/SqFt: 43560 **Apx Acres:** 1 **Acreage:** .5-1 acres
Est Taxes: 2836.00 **Taxes TBD:** No **Tax Year:** 2019 **Tax Value:** 252136 **Tax Value TBD:** No
Gov't Assmt Yr/Mo: Chowan County - Commercial **Proposed Special Assessments:** N
Confirmed Special Assessments: N **Commercial Park Fee Yr/Mo:** N/A
Annual Income: 27000.00 **Annual Expenses:** 1277.39 **Impact Fee:**
Rental: **Rental \$:** 25,721 **Electric Company:** Town of Edenton
Location: Commercial Park **Waterfront:** None
Access: City Street **Flood Zone:** None

Traffic Count: **Ceiling Height:** **Garage:**
HVAC: **Covenants?:** Yes **Covenants:** DB280PG697 **Rail:**
Zoning Jurisdiction: Med Arts

Construction: Brick
Roof: Composition
Foundation: Combination
Heating System: Air to Air Heat Pump
Air Conditioning: Central Electric

Features: Restroom-Private, Individual Water Meters, Individual Electric Meters, Handicapped Access
Floors: Other
Utilities: Electricity Connected, Water Connected, Sewer Connected, Phone Available, Cable Available
Documents on File: Survey/Plat, Boundary Survey, Deed Restrictions, Income/Expenses
Ownership Rights: Not Applicable

Property Desc: Investors take notice! Superb commercial medical condominium unit C near Hospital in Edenton for sale with Vidant as the tenant and a new 3 year lease! Lease generates \$25,721.61 NOI per year AFTER expenses. 1,800 sq ft, built in 1993, 40 parking spaces for 4 condo units w/Sentara & Coastal Rehab.

Directions: From 17 exit to Virginia Road towards hospital, turn right on Luke St past gas station and building is on the right.

Agent Remarks: Listing is for condo unit C only. Plat is in Condo Book 1 page 1. Covenants and bylaws in DB 280 PG 697.

Owner's Name: F&M McCarthy Family, LLC

Terms of Existing Lease: Long Term Lease

Financing Types: Cash, Conventional

Current Lease Info: Vidant

Co-Broker Share: 3.0

Seller Agent: Yes

Buyer Agent: Yes

Limited Service: No

Exclusions: No

Variable Rate: No

Entry Only: No

Refer to ML#:

Showing Instructions: LA Must Accompany, Restricted Days, Restricted Hours, Tenant Occupied

Possession: Subject To Tenant Rights

Display on Internet: Yes

Display Address: Yes

Contingency Type:

Additional Contingency Details:

Automated Estimates: Yes

Third-party Comments: Yes

Pending/Contract Date:

Days on Market: 1

Seller Representation: Owned for at Least One Year

Co-List Agent:

Due Diligence Period:

Listing Office: Rich Company (#:181)

Listing Agent: Alex Rich (#:5)

Main: (252) 338-5432

Agent Email: alexanderbrich@gmail.com

Fax: (252) 338-5642

Contact #: (252) 256-1279

Street Address 1: 204 S. Poindexter St.

License Number: 261159

Street City: Elizabeth City

Street State: NC

Street Zip Code: 27909

Office Corporate License: C17407

Information Herein Deemed Reliable but Not Guaranteed

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