



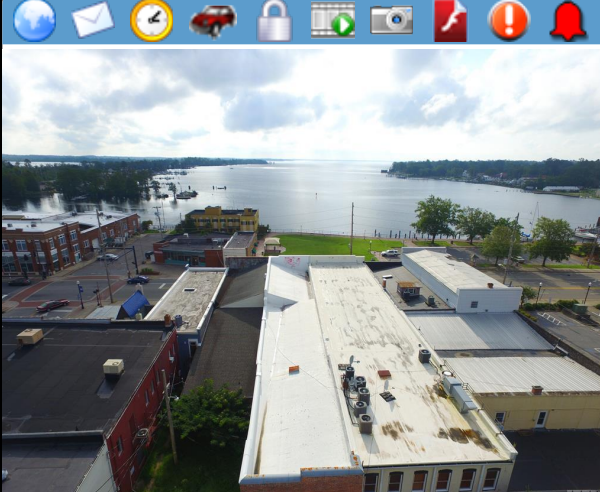
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MLS #: C100724A (Active) List Price: \$399,000 (1 Hits) 111 S Water Street Elizabeth City, NC 27909

		Edit Listing Reset Hit Count	
Current Use: Retail, Office Permitted Uses: Retail, Office, Food Service, Medical/Dental, Other # Buildings: 1 Rooms: 5 # Baths: 2 Ttl Apx Heated SqFt: 7177 SqFt Range: Office Under 10000 SF, Retail Over 3000 SF Year Built: 0		Lot #: 9 Unit #: Phase #: County: Pasquotank Commercial Park: N/A City Limits: Yes Neighborhood/Area: Downtown Waterfront Available for Rent:	
Deed Book: 821 PIN: 891308993213	Deed Page: 97 Lot Size/SqFt: 4538.91 Est Taxes: 2094.75 Gov't Assmt Yr/Mo: Pasquotank County - Commercial Confirmed Special Assessments: N	Portion of Deed: Yes Plat: Apx Acres: 0.104 Taxes TBD: No Tax Year: 2020 Proposed Special Assessments: N Commercial Park Fee Yr/Mo: N/A	All of Deed: No Map: Acreage: Under .5 acre Tax Value: 147000 Tax Value TBD: No Other:
Annual Income: Rental: Rental \$: Location: City Access: City Street		Annual Expenses: Electric Company: City of Elizabeth City Waterfront: River Front, Water View Flood Zone: Zone X	
Traffic Count: HVAC: Zoning Jurisdiction: CB		Ceiling Height: Covenants?: Covenants: Rail:	
Construction: Brick Roof: Other Foundation: Slab Heating System: Air to Air Heat Pump, Other Air Conditioning: Central Electric		Features: Restroom-Private, Inside Storage, Handicapped Access Floors: Wood, Other Utilities: Electricity Connected, Natural Gas Available, Water Connected, Sewer Connected, Phone Available, Cable Available Documents on File: Legal Description Ownership Rights: Not Applicable	
Property Desc: Iconic Downtown Waterfront Building for sale, one of very few that have unobstructed views of the Pasquotank River, thanks to the Public Park across the street that will never be built on thanks to restrictions to protect the views of buildings like this. Bright white rubber membrane roof was recently replaced and looks brand new. Roomy 7,177 sq ft including the second floor. Both floors could be renovated for a variety of uses including restaurant, office, or residential. Building is 24.7' wide and 145.3' deep, and the sidewalk behind the building that runs S to E Fearing is part of the lot.			
Directions: On S Water Street adjacent to Cypress Creek Grill on the North side. Subject property is the one with the brightest white roof in the drone pictures.			
Agent Remarks: 1st floor Tenant (Page After Page bookstore and more) is on a month to month lease, showings must be done while she is open for business or present. Lease may survive closing by 30 days.			
Owner's Name: Bill-Mar Properties, LLC			
Terms of Existing Lease: Month to Month		Financing Types: Cash, Conventional	
Current Lease Info: Page After Page (month to month)			
Co-Broker Share: 3.0		Seller Agent: Yes Buyer Agent: Yes	
Limited Service: No		Exclusions: Yes	
Variable Rate: No		Entry Only: No Refer to ML#:	
Showing Instructions: Call LA Appointment, LA Must Accompany, Restricted Hours, Tenant Occupied			
Possession: See Remarks		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) Main: (252) 338-5432 Fax: (252) 338-5642 Street Address 1: 204 S. Poindexter St. Street City: Elizabeth City Street State: NC Street Zip Code: 27909 Office Corporate License: C17407		Listing Agent: Alex Rich (#:5) Agent Email: alexanderbrich@gmail.com Contact #: (252) 256-1279 License Number: 261159	

Information Herein Deemed Reliable but Not Guaranteed

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