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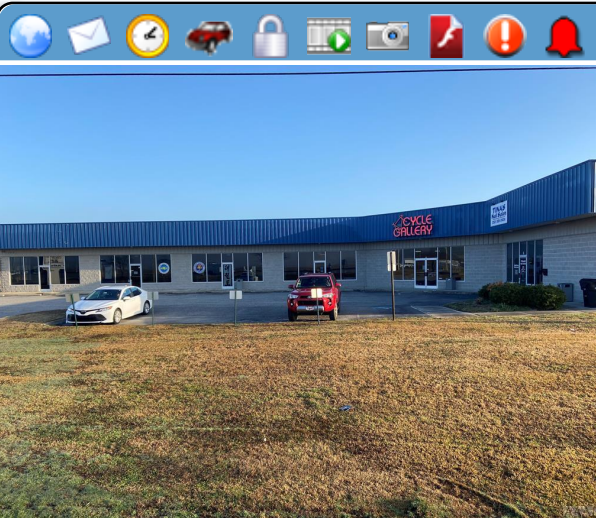
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**MLS #: C102321A (Active) List Price: \$695,000**

**1008 Halstead Blvd Elizabeth City, NC 27909**

		<b>Current Use:</b> Retail, Professional Service <b>Permitted Uses:</b> Retail, Office, Business Service, Food Service, Medical/Dental <b># Buildings:</b> 1 <b>Rooms:</b> <b># Baths:</b> <b>Ttl Apx Heated SqFt:</b> 8424 <b>SqFt Range:</b> Office Under 10000 SF, Retail Over 3000 SF <b>Year Built:</b> 1999		<b>Lot #:</b> 39-41 <b>Unit #:</b> <b>Phase #:</b> <b>County:</b> Pasquotank <b>Commercial Park:</b> Halstead Cm PkII <b>City Limits:</b> Yes <b>Neighborhood/Area:</b> <b>Available for Rent:</b> No	
<b>Deed Book:</b> 629 <b>PIN:</b> 891303436700/+1 <b>Lot Size/SqFt:</b> 36546 <b>Est Taxes:</b> 6477.35 <b>Gov't Assmt Yr/Mo:</b> Pasquotank County - Commercial <b>Confirmed Special Assessments:</b> N <b>Annual Income:</b> 78000.00 <b>Rental:</b> Yes <b>Location:</b> Corner Lot, Commercial Park, City <b>Access:</b> US Highway, State Highway, City Street <b>Traffic Count:</b> 24000 <b>HVAC:</b> Central El <b>Zoning Jurisdiction:</b> HB		<b>Deed Page:</b> 753 <b>Plat:</b> MB21 <b>Apx Acres:</b> 0.839 <b>Taxes TBD:</b> No <b>Tax Year:</b> 2021 <b>Annual Expenses:</b> 11384.35 <b>Rental \$:</b> <b>Electric Company:</b> City of Elizabeth City <b>Covenants?:</b>		<b>Portion of Deed:</b> <b>Map:</b> P44-45 <b>Acres:</b> .5-1 acres <b>Tax Value:</b> 418800 <b>Proposed Special Assessments:</b> N <b>Commercial Park Fee Yr/Mo:</b> N/A <b>Impact Fee:</b> <b>Waterfront:</b> None <b>Flood Zone:</b> Zone X <b>Ceiling Height:</b> <b>Garage:</b> <b>Covenants:</b> <b>Rail:</b>	
<b>Construction:</b> Block, Masonry & Steel <b>Roof:</b> Other <b>Foundation:</b> Slab <b>Heating System:</b> Air to Air Heat Pump <b>Air Conditioning:</b> Central Electric		<b>Features:</b> Security Lighting, Restroom-Public, Restroom-Private, Individual Water Meters, Individual Electric Meters, Shopping Center, Handicapped Access <b>Floors:</b> Tile, Other <b>Utilities:</b> Electricity Connected, Natural Gas Available, Water Connected, Sewer Connected <b>Documents on File:</b> Survey/Plat, Legal Description <b>Ownership Rights:</b> Not Applicable			
<b>Property Desc:</b> Fully leased 8424 sq ft shopping center for sale on Halstead Blvd. Current Tenants include Cycle Gallery (part owner/seller), Tae Kwon-Do Studio, and Tina's Nails. Annual gross income \$78,000/year, Net Operating Income of \$66,615.65 making this sale a 9.5% cap rate. Central electric HVAC, 0.839 acre lot with parking in the front and back, 44 spaces. <b>Directions:</b> From Ehringhaus Street in Elizabeth City, take Halstead Blvd towards ECSU and the property is on the left just past the Toyota dealership. <b>Agent Remarks:</b> Additional PIN 891303436848 <b>Owner's Name:</b> Mark A, Carlton G, & Forest K Turner					
<b>Terms of Existing Lease:</b> Month to Month, Long Term Lease, Gross <b>Current Lease Info:</b> Fully Rented 3 tenants <b>Co-Broker Share:</b> 3.0 <b>Limited Service:</b> No <b>Variable Rate:</b> No <b>Showing Instructions:</b> Call LA Appointment, LA Must Accompany, Tenant Occupied <b>Possession:</b> Subject To Tenant Rights <b>Contingency Type:</b> <b>Automated Estimates:</b> Yes <b>Seller Representation:</b> Owned for at Least One Year <b>Due Diligence Period:</b>		<b>Seller Agent:</b> Yes <b>Entry Only:</b> No <b>Display on Internet:</b> Yes <b>Additional Contingency Details:</b> <b>Third-party Comments:</b> Yes <b>Pending/Contract Date:</b>		<b>Buyer Agent:</b> Yes <b>Exclusions:</b> No <b>Refer to ML#:</b> <b>Display Address:</b> Yes <b>Days on Market:</b> 1 <b>Co-List Agent:</b>	
<b>Listing Office:</b> Rich Company (#181) <b>Main:</b> (252) 338-5432 <b>Fax:</b> (252) 338-5642 <b>Street Address 1:</b> 204 S. Poindexter St. <b>Street City:</b> Elizabeth City <b>Street State:</b> NC <b>Street Zip Code:</b> 27909 <b>Office Corporate License:</b> C17407		<b>Listing Agent:</b> Alex Rich (#5) <b>Agent Email:</b> alexanderbrich@gmail.com <b>Contact #:</b> (252) 256-1279 <b>License Number:</b> 261159			
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