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Viewing 1 of 1

MLS #: C102800A (Active) List Price: \$800,000

0 Tanglewood Drive Elizabeth City, NC 27909

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<b>Current Use:</b> Retail, Office, Medical/Dental		<b>Lot #:</b> 5-15	
<b>Permitted Uses:</b> Retail, Office, Food Service, Medical/Dental, Other		<b>Unit #:</b>	
<b># Buildings:</b> 0		<b>Phase #:</b>	
<b>Rooms:</b>		<b>County:</b> Pasquotank	
<b># Baths:</b>		<b>Commercial Park:</b> Tanglewood	
<b>Ttl Apx Heated SqFt:</b>		<b>City Limits:</b> Yes	
<b>SqFt Range:</b> Office Under 2500 SF, Office Under 10000 SF, Retail Over 3000 SF, Warehouse Over 20000 SF		<b>Neighborhood/Area:</b> Behind Wal-Mart and on Hwy 17 bypass	
<b>Year Built:</b> 0		<b>Available for Rent:</b>	
<b>Deed Book:</b> 1392	<b>Deed Page:</b> 347	<b>Portion of Deed:</b>	<b>All of Deed:</b>
<b>PIN:</b> <a href="#">See remarks</a>	<b>Plat:</b> MB47	<b>Map:</b> 39 45	<b>Other:</b> 47/46
<b>Lot Size/SqFt:</b> 875120.4	<b>Apx Acres:</b> 20.09	<b>Acreage:</b> 20.1-50 acres	
<b>Est Taxes:</b> 16967.00	<b>Taxes TBD:</b> No	<b>Tax Year:</b> 2021	<b>Tax Value:</b> 937900
<b>Gov't Assmt Yr/Mo:</b> Pasquotank County - Commercial		<b>Proposed Special Assessments:</b> N	
<b>Confirmed Special Assessments:</b> N		<b>Commercial Park Fee Yr/Mo:</b> 0	
<b>Annual Income:</b>		<b>Annual Expenses:</b>	
<b>Rental:</b>	<b>Rental \$:</b>	<b>Electric Company:</b> City of Elizabeth City	
<b>Location:</b> Commercial Park, City		<b>Waterfront:</b> Lake/Pond Front	
<b>Access:</b> US Highway, City Street, Easement Road, Paved Road		<b>Flood Zone:</b> Zone X	
<b>Traffic Count:</b>		<b>Ceiling Height:</b>	
<b>HVAC:</b>		<b>Covenants?:</b>	
<b>Zoning Jurisdiction:</b> GB		<b>Covenants:</b>	
<b>Construction:</b> Other		<b>Features:</b> Shopping Center	
<b>Roof:</b> Other		<b>Floors:</b> Other	
<b>Foundation:</b> Other		<b>Utilities:</b> Electricity Connected, Natural Gas Available, Water Connected, Sewer Connected, Phone Available, Cable Available	
<b>Heating System:</b> None		<b>Documents on File:</b> Survey/Plat	
<b>Air Conditioning:</b> None		<b>Ownership Rights:</b> Not Applicable	
<b>Property Desc:</b> 6 Commercial outparcels located behind Super Wal-Mart in the Tanglewood Shopping Center in Elizabeth City totaling 20.09AC. 14.79AC fronts directly on Hwy 17 bypass. Accessed through Wal-Mart by either going to the right or left of Wal-Mart. Can be sold in separate lots at \$50,000 per acre. Lot 5: 2.1AC \$105,000 Lot 7: 1.5AC \$75,000 Lot 8: 2.52AC \$126,000 Lot 9: 1.28AC \$64,000 Lot 10: 1.38AC \$69,000 Lots 11-15: 11.31AC \$565,000.			
<b>Directions:</b> From Hwy 17 bypass take Halstead Blvd Ext exit, turn in as you would to go to Wal-Mart and go around Wal-Mart on either the left or right side and the properties are on Commercial Blvd and Tanglewood Pkwy just before the apartments.			
<b>Agent Remarks:</b> Lot 5 PIN# 7993 570626 Map P56-24; Lot 6 PIN# 7993 574760 Map P56-26; Lot 8 PIN# 7993 574941 Map P56-27; Lot 9 PIN# 7993 588073 Map P56-28; Lot 10 PIN# 7993 573417 Map P56-10; Lots 11-15 PIN# 7993 486760 Map P56-19.			
<b>Owner's Name:</b> Shinnville Ridge Partners LLC			
<b>Terms of Existing Lease:</b> None		<b>Financing Types:</b> Cash, Conventional	
<b>Current Lease Info:</b>			
<b>Co-Broker Share:</b> 3.0		<b>Seller Agent:</b> Yes	<b>Buyer Agent:</b> Yes
<b>Limited Service:</b> No		<b>Exclusions:</b> No	
<b>Variable Rate:</b> No		<b>Entry Only:</b> No	<b>Refer to ML#:</b>
<b>Showing Instructions:</b> Show Anytime			
<b>Possession:</b> At Closing		<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes
<b>Contingency Type:</b>			
<b>Automated Estimates:</b> Yes		<b>Third-party Comments:</b> Yes	<b>Pending/Contract Date:</b>
<b>Seller Representation:</b> Owned for Less than One Year		<b>Days on Market:</b> 1	
<b>Due Diligence Period:</b>		<b>Co-List Agent:</b>	
<b>Listing Office:</b> Rich Company (#:181)		<b>Listing Agent:</b> Alex Rich (#:5)	
<b>Main:</b> (252) 338-5432		<b>Agent Email:</b> <a href="mailto:alexanderbrich@gmail.com">alexanderbrich@gmail.com</a>	
<b>Fax:</b> (252) 338-5642		<b>Contact #:</b> (252) 256-1279	
<b>Street Address 1:</b> 204 S. Poindexter St.		<b>License Number:</b> 261159	
<b>Street City:</b> Elizabeth City			
<b>Street State:</b> NC			
<b>Street Zip Code:</b> 27909			
<b>Office Corporate License:</b> C17407			

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[Return to TOP](#)

home | print | logout