

MLS #: C104026A (Active) List Price: \$375,343 (2 Hits)**104 Mark Drive Edenton, NC 27932**

Current Use: Office, Medical/Dental
Permitted Uses: Office, Business Service, Professional Service, Medical/Dental
Buildings: 1
Rooms: 23
Baths: 7
Ttl Apx Heated SqFt: 3346
SqFt Range: Office Under 5000 SF
Year Built: 1988

Lot #: 4
Unit #:
Phase #:
County: Chowan
Commercial Park: N/A
City Limits: Yes
Neighborhood/Area: Near Hospital
Available for Rent: No

Deed Book: 443**Deed Page:** 171**Portion of Deed:****All of Deed:****PIN:** 780500525137**Plat:** 1/54C**Map:****Other:****Lot Size/SqFt:** 25874.64**Apx Acres:** 0.594**Acreage:** 5-1 acres**Est Taxes:** 0.00**Taxes TBD:** No**Tax Year:** 2021**Tax Value:** 383220**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:** 47680.50**Annual Expenses:** 1161.45**Impact Fee:****Rental:** Yes**Rental \$:** 47680**Electric Company:** Town of Edenton**Waterfront:** None**Location:** Corner Lot, Commercial Park, City**Flood Zone:** None**Access:** City Street**Traffic Count:****Ceiling Height:** Varies**Garage:****HVAC:** Central**Covenants?:****Covenants:****Rail:****Zoning Jurisdiction:** Med Arts**Construction:** Brick, Glass**Roof:** Composition**Foundation:** Crawl Space**Heating System:** Butane/Propane, Air to Air Heat Pump**Air Conditioning:** Central Electric**Features:** Security System, Security Lighting, Restroom-Public, Restroom-Private, Handicapped Access**Floors:** Wall to Wall, Tile**Utilities:** Electricity Connected, Natural Gas Available, Propane, Water Connected, Sewer Connected**Documents on File:** Survey/Plat, Legal Description, Income/Expenses**Ownership Rights:** Not Applicable

Property Desc: Fully leased 3,346 sq ft medical building behind Hospital in Edenton. Vidant pays \$14.25/sq ft NNN. Lease began 5/1/2012 and expires 6/30/2024. Tenant renewed for 3 years instead of 1 year option in 2014, 2018, & 2021. NOI of \$46,519.05 using 2018-2020 expenses (12.39% cap rate) or \$43,164.46 using 2015-2020 expenses. HVAC units were replaced in 2015 & 2016, new roof in May of 2002 with cost of \$7,590. 7 exam rooms, 3 offices, 7 restrooms (1 has shower), waiting room, reception area, lab, and kitchen, 22 parking spaces.

Directions: From Highway 17 take Hwy 32/Virginia Road exit towards downtown Edenton, turn right across from McDonalds on Luke Street, left on Hicks, and right on Mark Drive and building will be on the right at the corner.

Agent Remarks: Tenant occupied, contact listing agent for showing. 2021 lease renewal, deed, survey, tax card attached in disclosures & misc. original lease was too large to attach but can be emailed upon request.

Owner's Name: Edenton Medical Partners, LLC**Terms of Existing Lease:** Long Term Lease, Triple Net**Financing Types:** Cash, Conventional, FHA**Current Lease Info:** Vidant Medical Group**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:** Call LA Appointment, LA Must Accompany, 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)**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