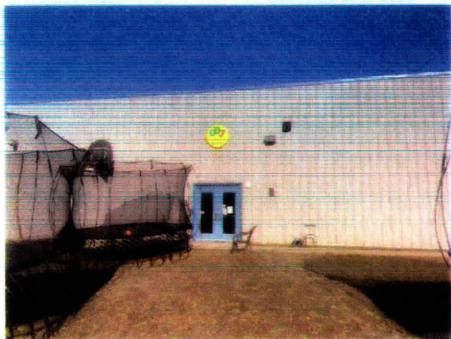


MLS #: C106544A (Active) List Price: \$499,000

108 E Ward Street Elizabeth City, NC 27909



Current Use: Retail, Food Service, Warehouse
Permitted Uses: Retail, Wholesale, Office, Food Service, Industrial
Buildings: 2
Rooms: 14
Baths: 3
Ttl Apx Heated SqFt: 6828
SqFt Range: Office Under 10000 SF, Retail Over 3000 SF, Warehouse Under 20000 SF
Year Built: 2016

Lot #: 2
Unit #:
Phase #:
County: Pasquotank
Commercial Park: N/A
City Limits: Yes
Neighborhood/Area: Near Knobbs Creek Parks & Rec
Available for Rent: No

Deed Book: 1417 **Deed Page:** 366 **Portion of Deed:** **All of Deed:**
PIN: 891416838786 **Plat:** 46/38 **Map:** **Other:**
Lot Size/SqFt: 102486 **Apx Acres:** 2.35 **Acreage:** 1 - 2.99 acres
Est Taxes: 15417.10 **Taxes TBD:** No **Tax Year:** 2021 **Tax Value:** 1021000 **Tax Value TBD:** No
Gov't Assmt Yr/Mo: Pasquotank County - Commercial **Proposed Special Assessments:** N
Confirmed Special Assessments: N **Commercial Park Fee Yr/Mo:** N/A
Annual Income: **Annual Expenses:** **Impact Fee:** No
Rental: No **Rental \$:** **Electric Company:** City of Elizabeth City
Location: City **Waterfront:** None
Access: City Street **Flood Zone:** Zone AE & A1-A30, Zone X, None

Traffic Count: **Ceiling Height:** **Garage:**
HVAC: Cent Elec **Covenants?:** No **Covenants:**
Zoning Jurisdiction: I-2 **Rail:**

Construction: Steel Frame
Roof: Corrugated Steel
Foundation: Slab
Heating System: Air to Air
Air Conditioning: Central Air

Features: Security System, Security Lighting, Restroom-Public, Restroom-Private, Stock Inventory, Inside Storage, Outside Storage, Fenced Storage, Handicapped Access
Floors: Tile
Utilities: Electricity Connected, Water Connected, Sewer Connected
Documents on File: Survey/Plat
Ownership Rights: Bank Owned

Property Desc: Unique turnkey rec and fun or event center property with all the games and kitchen equipment included, or a modern 6,828 sq ft building(s) on 2.35AC with I-2 zoning with lots of games and equipment to sell to recoup your expense. 35 parking spaces in rear, full court outdoor fenced in concrete basketball court, 9 flat screen tv's, 5+ bounce houses, 26 arcade games (6 bball, 5 racing, 4 skee ball, 2 each of Ms PacMan, PS4's, air hockey, foosball, football, and 1 ping pong, pool table, & shuffleboard table). Security system, sound stage, cpu's, tons of tables/chairs, kitchen equip. listed below.

Directions: From downtown take Poindexter past MACU turn left on Ward Street and it is on the right just past Parks & Rec center where Par 3 course is.

Agent Remarks: Kitchen equipment includes bar with 2 under counter drink fridges (true & beverage air), True double glass front drink cooler, Whirlpool SS fridge/freezer, 3 deep freezers, Blodgett oven, Microwave, Manitowac ice maker, 3 Bunn coffee makers, SS 3 compartment and single sink, 2 cash registers, this place is stocked with plates cups even the drinks, candy & frozen food are here. Tons of cleaning supplies and even power tools. Locker room with 60 lockers, 2 very nice restrooms, storage building w/restroom & deep freezers. I am required to be present for showings. Will convey by special warr deed.

Owner's Name: Northeastern North Carolina Properties, LLC

Terms of Existing Lease: None **Financing Types:** Cash, Conventional

Current Lease Info:

Co-Broker Share: 3.0

Seller Agent: Yes

Buyer Agent: Yes