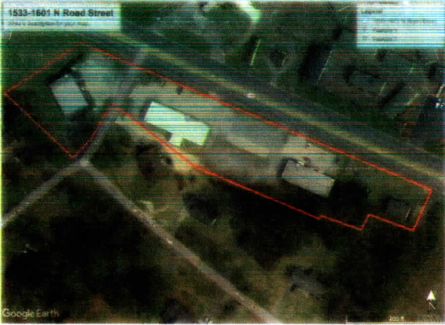


**MLS #: C106669A (Active) List Price: \$1,200,000 (1 Hits)**

**1533-601 N Road Street Elizabeth City, NC 27909**



**Current Use:** Retail, Office, Other  
**Permitted Uses:** Retail, Office, Business Service, Food Service, Other  
**# Buildings:** 5  
**Rooms:**  
**# Baths:**  
**Ttl Apx Heated SqFt:** 14807  
**SqFt Range:** Office Over 10000 SF, Retail Over 3000 SF  
**Year Built:** 0

**Lot #:** 34-39  
**Unit #:**  
**Phase #:**  
**County:** Pasquotank  
**Commercial Park:** N/A  
**City Limits:** No  
**Neighborhood/Area:** Just North of The Pines CC  
**Available for Rent:** No

<b>Deed Book:</b> 1088	<b>Deed Page:</b> 735	<b>Portion of Deed:</b>	<b>All of Deed:</b>
<b>PIN:</b> see remarks	<b>Plat:</b>	<b>Map:</b> P142B	<b>Other:</b> DB535 PG10
<b>Lot Size/SqFt:</b> 116368	<b>Apx Acres:</b> 2.671	<b>Acreage:</b> 1 - 2.99 acres	
<b>Est Taxes:</b> 7381.10	<b>Taxes TBD:</b> No	<b>Tax Year:</b> 2022	<b>Tax Value:</b> 946000
<b>Gov't Assmt Yr/Mo:</b> Pasquotank County - Commercial			<b>Tax Value TBD:</b> No
<b>Confirmed Special Assessments:</b> N		<b>Proposed Special Assessments:</b> N	
<b>Annual Income:</b> 139080.00	<b>Annual Expenses:</b> 29228.65	<b>Commercial Park Fee Yr/Mo:</b> N/A	<b>Impact Fee:</b>
<b>Rental:</b> Yes	<b>Rental \$:</b> 139080	<b>Electric Company:</b> City of Elizabeth City	
<b>Location:</b> Corner Lot, County, Other		<b>Waterfront:</b> None	
<b>Access:</b> US Highway, City Street		<b>Flood Zone:</b> Zone X	

<b>Traffic Count:</b> 17000	<b>Ceiling Height:</b>	<b>Garage:</b>
<b>HVAC:</b> Central	<b>Covenants?:</b> No	<b>Covenants:</b>
<b>Zoning Jurisdiction:</b> C-1		<b>Rail:</b>
<b>Construction:</b> Brick, Other	<b>Features:</b> Security Lighting, Individual Electric Meters, Shopping Center, Handicapped Access	
<b>Roof:</b> Galvanized, Other	<b>Floors:</b> Wall to Wall, Vinyl, Laminate, Other	
<b>Foundation:</b> Slab, Crawl Space	<b>Utilities:</b> Electricity Connected, Natural Gas Available, Water Connected, Septic	
<b>Heating System:</b> Air to Air	<b>Documents on File:</b> Survey/Plat, Other	
<b>Air Conditioning:</b> Central Air, Wall Unit(s)	<b>Ownership Rights:</b> Not Applicable, See Agent Remarks	

**Property Desc:** Very unique income producing portfolio that includes 3 comm. bldgs with 10 comm tenants and 2 rental houses all in a row with 100% occupancy/no vacancy. Comm. tenants have been there 13.5 yrs on average. Projected YTD income \$139,080, expenses \$29,228.65 giving a Net Operating Income of \$109,851.35 which is a 9.15% cap rate at the asking price. Property was appraised in January 2022 for \$1,230,000. Addresses include 1533, 1535, 1537, 1541 (parking lot), 1545, and 1601 N Road Street and they were built in 1953, 1960, 1986, 1978, & 1987 respectively. Owners are NC Licensed Real Estate brokers.

**Directions:** Driving North on North Road Street/Hwy 17 business the properties are the first 2 houses and 3 commercial buildings on the left.

**Agent Remarks:** PIN#'s 891503325750, 891503324771, 891503323774, 891503322852, 891503321817, & 891503228990. 1533 rents for \$9600/yr, 1535 \$10,200/yr, 1537A Ocean Tanning (2010) \$10,800/yr, 1537B McPherson Tax (1999) \$6,600/yr, 1537C Nationwide (2016) \$7,800/yr, 1545A/E NCDMV (2005) \$18,600/yr, 1545B Coastal Cannibis (7/2021) \$9,600/yr, 1545C Sicario Builders (2018) \$7,800/yr, 1545D Karen Ventura CPA (2011) \$7,200/yr, 1545F Chappell Realty (1978) \$12,000/yr, 1601A/B Community Health Care (2012) \$27,600/yr, 1601C Coastal Staffing (2013) \$11,280/yr. Property Tax \$7,381.10/yr Insurance \$5,692/yr. Appr available.

**Owner's Name:** Claudia Twiford, Gail Hess, and Calvin M. Chappell  
**Terms of Existing Lease:** Year to Year, Long Term Lease, Renewal Option, Gross  
**Current Lease Info:** See remarks  
**Financing Types:** Cash, Conventional

<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> Occupied, Call LA Appointment, LA Must Accompany, Tenant	<b>Display on Internet:</b> Yes	<b>Sign On Property:</b> No
<b>Possession:</b> Subject To Tenant Rights	<b>Additional Contingency Details:</b>	<b>Display Address:</b> Yes
<b>Contingency Type:</b>	<b>Automated Estimates:</b> Yes	<b>Third-party Comments:</b> Yes
<b>Automated Estimates:</b> Yes	<b>Pending/Contract Date:</b>	<b>Days on Market:</b> 1
<b>Seller Representation:</b> Owned for Less than One Year		<b>Co-List Agent:</b>
<b>Due Diligence Period:</b>		
<b>Continue To Show:</b>		

**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](mailto:alexanderbrich@gmail.com)  
**Contact #:** (252) 256-1279  
**License Number:** 261159

Information Herein Deemed Reliable but Not Guaranteed  
MLS #: C106669A