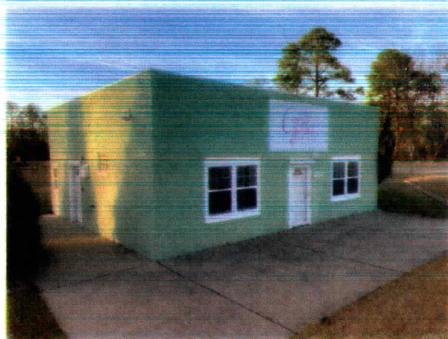


MLS #: C106602A (Active) List Price: \$225,000

264 E Hwy 158 Camden, NC 27921



Current Use: Retail, Office, Business Service
Permitted Uses: Retail, Office, Business Service, Food Service, Medical/Dental
Buildings: 2
Rooms: 3
Baths: 1
Ttl Apx Heated SqFt: 1050
SqFt Range: Office Under 2500 SF, Retail Under 3000 SF
Year Built: 1940

Lot #: N/A
Unit #:
Phase #:
County: Camden
Commercial Park: N/A
City Limits: No
Neighborhood/Area: Belcross
Available for Rent: No

Deed Book: 336**Deed Page:** 854**Portion of Deed:****All of Deed:****PIN:** 02893502775177**Plat:****Map:****Other:****Lot Size/SqFt:** 13764.96**Apx Acres:** 0.316**Acreeage:** Under .5 acre**Est Taxes:** 0.00**Taxes TBD:** Yes**Tax Year:** 2021**Tax Value:** 124335**Tax Value TBD:** No**Gov't Assmt Yr/Mo:** Camden County - Commercial**Proposed Special Assessments:** N**Confirmed Special Assessments:** N**Commercial Park Fee Yr/Mo:** N/A**Annual Income:****Annual Expenses:****Impact Fee:****Rental:** No**Rental \$:****Electric Company:** Dominion Energy**Waterfront:** None**Location:** Corner Lot, County**Flood Zone:** Zone AE & A1-A30**Access:** US Highway, City Street**Traffic Count:****Ceiling Height:****Garage:****HVAC:** Mini split**Covenants?:****Covenants:****Zoning Jurisdiction:** Hwy Comm**Rail:** No**Construction:** Block**Roof:** Other**Foundation:** Slab**Heating System:** Air to Air**Air Conditioning:** Central Air**Features:** Security System, Restroom-Private, Outside Storage, Handicapped Access**Floors:** Tile, Vinyl**Utilities:** Electricity Connected, Water Connected, Septic**Documents on File:** Legal Description**Ownership Rights:** Not Applicable

Property Desc: Charming 1,050 sq ft masonry building renovated in 2005 on a 0.316AC corner lot at the corner of Hwy 158 and Lambs Road in the Belcross area of Camden. Landscaping recently done and VCT floors were just stripped and rewaxed. One large open room with kitchenette with fridge/freezer, sink and countertop and one restroom.

Directions: From Elizabeth City on Hwy 158 going towards Currituck the building will be on the left at the Belcross caution light where Hwy 158 intersects with Lambs Road.

Agent Remarks: Listing agent has key card that can be left in a lockbox with prior notice for showings.

Owner's Name: Robby L. & Davia A. Ward

Terms of Existing Lease: None

Financing Types: Cash, Conventional

Current Lease Info:

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#:

Sign On Property: Yes

Showing Instructions: Call LA Appointment, Vacant, Security System

Possession: At Closing

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:

Continue To Show:

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

Information Herein Deemed Reliable but Not Guaranteed

MLS #: C106602A