

**MLS #: C106792A (Active) List Price: \$300,000**

**1409 W Church Street Elizabeth City, NC 27909**



**Current Use:** Office, Medical/Dental, Warehouse  
**Permitted Uses:** Retail, Wholesale, Office, Food Service, Medical/Dental  
**# Buildings:** 2  
**Rooms:**  
**# Baths:** 3  
**Ttl Apx Heated SqFt:** 3305  
**SqFt Range:** Office Under 5000 SF, Retail Over 3000 SF, Warehouse Under 5000 SF  
**Year Built:** 2000

**Lot #:** N/A  
**Unit #:**  
**Phase #:**  
**County:** Pasquotank  
**Commercial Park:** N/A  
**City Limits:** Yes  
**Neighborhood/Area:** Near Church & Hughes intersection  
**Available for Rent:** Yes

<b>Deed Book:</b> 1338	<b>Deed Page:</b> 175	<b>Portion of Deed:</b>	<b>All of Deed:</b>
<b>PIN:</b> 891305293079	<b>Plat:</b>	<b>Map:</b>	<b>Other:</b> 381/197srv
<b>Lot Size/SqFt:</b> +/-9000	<b>Apx Acres:</b> 0.21	<b>Acreage:</b> Under .5 acre	
<b>Est Taxes:</b> 2690.47	<b>Taxes TBD:</b> No	<b>Tax Year:</b> 2021	<b>Tax Value:</b> 237600
<b>Gov't Assmt Yr/Mo:</b> Pasq County/EC Limits - \$180			<b>Tax Value TBD:</b> No
<b>Confirmed Special Assessments:</b> N		<b>Proposed Special Assessments:</b> N	
<b>Annual Income:</b> 13200.00		<b>Commercial Park Fee Yr/Mo:</b> N/A	
<b>Rental:</b> Yes	<b>Rental \$:</b>	<b>Annual Expenses:</b>	<b>Impact Fee:</b>
<b>Location:</b> City		<b>Electric Company:</b> City of Elizabeth City	
<b>Access:</b> City Street		<b>Waterfront:</b> None	
<b>Traffic Count:</b>	<b>Ceiling Height:</b>	<b>Flood Zone:</b> Zone AE & A1-A30	<b>Garage:</b> Yes
<b>HVAC:</b> Cent Elec	<b>Covenants?:</b>		<b>Covenants:</b>
<b>Zoning Jurisdiction:</b> GB			<b>Rail:</b>
<b>Construction:</b> Steel Frame		<b>Features:</b> Security System, Security Lighting, Restroom-Public, Restroom-Private, Inside Storage, Outside Storage, Fenced Storage, Individual Water Meters, Individual Electric Meters, Handicapped Access	
<b>Roof:</b> Steel Frame		<b>Floors:</b> Tile, Concrete, Vinyl	
<b>Foundation:</b> Slab		<b>Utilities:</b> Electricity Connected, Water Connected, Sewer Connected	
<b>Heating System:</b> Air to Air		<b>Documents on File:</b> Survey/Plat	
<b>Air Conditioning:</b> Central Air, Electric		<b>Ownership Rights:</b> Not Applicable	

**Property Desc:** Great commercial building currently set up for 3 tenants but can be used by 1-4 tenants. Two small newly remodeled office units on the right, one rents for \$1100/mo leased until Sept 2022 currently. Former Keys Locksmith unit has small retail area and large shop with overhead garage door. Security system & exterior lights, building has been completely rewired with LED lights. Central heat and A/C throughout. Fenced backyard.

**Directions:** From Hughes Blvd or Church Street cross over Hughes heading towards Church Street extended and the building will be the third building on the left past Champs Tattoo and Bob's Upholstery.

**Agent Remarks:** Listing agent must be present for showings and showings of occupied unit must be coordinated with Tenant via listing agent outside of business hours.

**Owner's Name:** Ronald James Stevens

**Terms of Existing Lease:** Year to Year

**Current Lease Info:** The Testing Center

**Co-Broker Share:** 3.0

**Limited Service:** No

**Variable Rate:** No

**Showing Instructions:** Call LA Appointment, LA Must Accompany, Restricted Hours, Tenant Possession: Subject To Tenant Rights

**Contingency Type:**

**Automated Estimates:** Yes

**Seller Representation:** Owned for at Least One Year

**Due Diligence Period:**

**Continue To Show:** Yes

**Financing Types:** Cash, Conventional

**Seller Agent:** Yes

**Buyer Agent:** Yes

**Exclusions:** No

**Refer to ML#:**

**Sign On Property:** No

**Display on Internet:** Yes

**Display Address:** Yes

**Additional Contingency Details:**

**Pending/Contract Date:**

**Days on Market:** 1

**Co-List Agent:**