

MLS #: C107510A (Active) List Price: \$795,000 (1 Hits)

187 Old Hwy 17 Hertford, NC 27944



Current Use: Retail, Wholesale, Manufacturing
Permitted Uses: Retail, Wholesale, Auto Service, Manufacturing, Industrial
# Buildings: 3
Rooms:
# Baths: 2
Ttl Apx Heated SqFt: 18788
SqFt Range: Office Over 10000 SF, Indus Bldg Over 5000 SF, Warehouse Under 20000 SF
Year Built: 1987

Lot #: N/A
Unit #:
Phase #:
County: Perquimans
Commercial Park: N/A
City Limits: No
Neighborhood/Area: Old 17 near Atlantic Diesel new Family Dollar
Available for Rent: No

Deed Book: 317 Deed Page: 36 Portion of Deed: All of Deed:
PIN: 7981 54 4557 Plat: PC2 Map: S147-5 Other:
Lot Size/SqFt: 141134.4 Apx Acres: 3.24 Acreage: 3 - 9.99 acres
Est Taxes: 1535.37 Taxes TBD: No Tax Year: 2022 Tax Value: 251700 Tax Value TBD: No
Gov't Assmt Yr/Mo: Perquimans 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 NC Power
Location: County Waterfront: None
Access: State Highway, County Highway Flood Zone: Other
Traffic Count: Ceiling Height: 15'-18' Garage: 9 drs
HVAC: Central Covenants?: Covenants:
Zoning Jurisdiction: RurComm Rail:

Construction: Steel Frame, Frame
Roof: Steel Frame
Foundation: Slab
Heating System: Air to Air, Propane
Air Conditioning: Central Air, Electric

Features: Security System, Security Lighting, Outside Storage, Individual Electric Meters, Handicapped Access
Floors: Concrete
Utilities: Electricity Connected, Propane, Septic, 3-Phase
Documents on File: Survey/Plat, Legal Description, Other
Ownership Rights: Not Applicable

Property Desc: One of a kind commercial property with 18,788 heated and cooled square feet on 3.24AC. Nine overhead doors, 4@ 10'h by 8'w, 4@ 13'-14'h by 16'-17'6"w, & 1@ 10'h by 14'w with two loading docks. Main 13,550 sq ft bldg has 2000-2500 sq ft of office/showroom, +/-2000 sq ft of warehouse/manufacturing, and 8866 sq ft warehouse. 48'w by 70'l 3360 sq ft quonset hut with HVAC, foam insulation, & overhead door. 29'w by 64'8"l 1877.75 sq ft rear building with HVAC & overhead door. Fenced in property w/extras that convey like forklift, z mower, & compressor. Separate equip washdown area w/2nd septic tank.
Directions: From Hwy 17S heading towards Hertford from EC turn left at Atlantic Diesel and the new Family Dollar and property will be on the left within less than a mile.

Agent Remarks: Listing agent must be present for showings and showings must be after 4pm M-F. Sellers may require 60 days after contract date to relocate.

Owner's Name: BDIT, LLC

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: No

Showing Instructions: Occupied, LA Must Accompany, Restricted Hours

Possession: See Remarks

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
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