


100419601		000 158 Us W , Camden, NC 27921		Active
Comm Sale or Lease				Current Price: \$1,750,000
	City Limits:	Yes	SqFt - Heated (Primary):	0
	County:	Camden	HOA:	No
	Location Type:	Mainland	Lot Dimensions:	irregular
	Marketing City:	Carsons Creek	Year Built:	2023
	Subdivision:	N/A	Zoning:	Comm Core
	New Construction:	No		
	Sub-Type:	Land		
	Garage:	Masterlock		
	Lot Acres:	13.5		
	Lot SqFt:	588,060		
Terms: 1031 Exchange; Cash; Conventional		Heating System Fuel Source: None		Possession: At Closing
Current Use: Commercial; Development; Grazing; Vacant		Location: Cent Business District; Gen Bus District		Road/Trans Access: Airport: 6 - 10 Miles; County Highway: Less than 5 Miles; Interstate: 16+ Miles; Port: 16+ Miles; State Highway: Less than 5 Miles
Frontage Type: Creek Front		Lot Description: Level; Open; Wetlands		Road Type/Frontage: 2 - 3 Lanes; 4+ Lanes
				Showing Instructions: Call Listing Agent; Show Anytime; Vacant
				Sale/Lease Includes: Land
				Sub-Type: Food Service; Medical; Mixed Use; Office; Retail; Self Storage; Shopping Center; Commercial
				Utilities: Electricity Connected; Municipal Sewer; Municipal Water; Natural Gas Available
Cobra Zone:	Yes	Deed Book:	252	Plat Book:
Total City Real Estate Property Tax:	\$5,335.62	Deed Page:	694	7 (parcel 4)
		Federal Flood Ins	Yes	Plat Page:
		Avlbl:		134
		PID:	028934012909930000	Total Real Estate Property Taxes:
		Tax Identifier:	028934012909930000	\$5,335.62
				Special Assessments:
				N/A
				Tax Assessed Value:
				\$820,866
				Tax Year:
				2023
Marketing/Public Remarks: 13.5AC in the heart of Camden NC with 8AC being buildable uplands. Retention pond in place, access to natural gas, county water, county sewer, and quality internet. Great for apartments, office, medical, or retail. Also listed next to this property are the strip shopping center and 1.1AC outparcel. Less than 10 minutes to Elizabeth City & Albemarle Regional Medical Center, less than 1 hour to Outer Banks and Hampton Roads, Virginia.				
Legal: N/A				
Sign on Property: Yes				
Directions to Property: Behind the Hardee's in Camden.				
Broker Owner:	No	Effective Date:	12/22/2023	Status:
Seller Rep.:		Listing/Lease Price:	\$1,750,000	Active
	%	Prospect Exempt:	No	
Days on Market:	0	Sale/Lease:	Sale	
		Stipulation of Sale:	None	
Listing/Lease Price:	\$1,750,000	Variable Comm:	No	

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