


100507030		1013 Us 264 , Belhaven, NC 27810		Active	
Comm Sale or Lease		Listing Office: Rich Company		Current Price: \$569,000	
		City Limits:	No	SqFt - Apx	8,153
		County:	Beaufort	Total:	
		Location Type:	Mainland	SqFt -	8,153
		Subdivision:	Not In Subdivision	Heated (Primary):	
		Secondary Subdivision:	N/A	Lot	221.80'x229.28'x147.96'x221.37'
		New	No	Dimensions:	
		Construction:	No	Year Built:	2012
		Garage:	Masterlock	Zoning:	Commercial
		# of Parking Spaces:	29		
		# of Units:	1		
Lot Acres:	0.91				
Lot SqFt:	39,770				
Construction: Block; Steel Frame; Metal Fab Cooling: Central Air Exterior Finish: Block; Glass; Metal Siding Foundation: Slab Terms: 1031 Exchange; Cash; Conventional Flooring: Concrete Current Use: Retail; Vacant		Green Bldg Features: LED Lighting Heating: Heat Pump Heating System Fuel Source: Electric Location: Freestanding; Gen Bus District Miscellaneous: Ceiling Height: 15		Parking Features: Asphalt; Lighted; Off Street Possession: At Closing Roof: Flat; Metal Road Type/Frontage: 2 - 3 Lanes Showing Instructions: Call Listing Agent; Lockbox; Vacant Sale/Lease Includes: Buildings; Land Business Type: Auto Related; Food Service; Medical; Retail; Shopping Center; Storage; Building Supply; Commercial Water Heater: Electric Utilities: Electricity Connected Sewer: Municipal Sewer Water Source: City Water	
Cobra Zone:	No	Deed Book:	2057	Plat Book:	DB1811
		Deed Page:	47	Plat Page:	PG200
		Federal Flood Ins Avlbl:	Yes	Special Assessments:	N/A
		PID:	7606-64-3879	Tax Assessed Value:	\$910,991
		Tax Identifier:	7606-64-3879	Tax Year:	2025
Marketing/Public Remarks: Recently closed Dollar Tree on Hwy 264 in Belhaven, NC available for sale for \$341,911 BELOW tax value! 15'-20' ceiling heights, 29 parking spaces, led parking lot lights, landscaping, 8,153' sq ft, uses City sewer but doesn't have City taxes. Great opportunity for retail, church, auto/marine sales, or any other commercial use. 125 amp power, 2 HVAC units, 2 restrooms. Agent Remarks: Combo lockbox on right rear door, call broker for combo. Legal: Fee Simple Sign on Property: Yes Showing Instructions: Call broker for appointment and combo to lockbox. Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: On Hwy 264 in Belhaven across from Food Lion shopping center.					
Agreement Service:	Full Service	Effective Date:	05/12/2025	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing/Lease Price:	\$569,000	Status Change Date:	05/12/2025
Owner:	KZEL Properties, LLC	Original List Price:	\$569,000		
Broker Owner:	No	Prospect Exempt:	No		
Seller Rep.:	Has owned the property for at least one year	Sale/Lease:	Sale		
Cumulative DOM:	1	Stipulation of Sale:	Standard		
Days on Market:	1	EMD Trust Account:	No		
Definition:	RE W/O Business				
Expiration Date:	05/31/2026				
Listing/Lease Price:	\$569,000				
List Price/SqFt:	\$69.79				
Name	Office	Primary	Other Office	E-mail	Other Email
Listing Member:	Listing Office: Rich Company	252-256-1279	252-338-5432		

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