


100507190 Comm Sale or Lease		1823 Virginia Road , Edenton, NC 27932 Listing Office: Rich Company		Active Current Price: \$795,000	
		City Limits:	No	SqFt -	8,000
		County:	Chowan	Heated	
		Location Type:	Mainland	(Primary):	
		Subdivision:	Not In Subdivision	Lot	250.19'x333.26'x208.24'x320.41'
		Secondary Subdivision:	N/A	Dimensions:	
		New Construction:	No	Year Built:	2015
		Garage:	Masterlock	Zoning:	N/A
		# of Parking Spaces:	40		
		Lot Acres:	1.73		
		Lot SqFt:	75,359		
Construction: Block; Steel Frame; Metal Fab Cooling: Central Air Exterior Finish: Block; Glass; Metal Siding Terms: 1031 Exchange; Cash; Conventional Flooring: Concrete Current Use: Commercial; Retail		Green Bldg Features: LED Lighting Heating: Gas Pack Heating System Fuel Source: Natural Gas Lease Types: NNN		Parking Features: Asphalt; Lighted; Off Street; Parking Lot; Private Possession: At Closing; Subject To Tenant Rights Roof: Metal Road Type/Frontage: 2 - 3 Lanes Showing Instructions: Call Listing Agent; See Remarks Sale/Lease Includes: Buildings Business Type: Auto Related; Food Service; Medical; Professional/Office; Retail; Business Service; Commercial; Wholesale	
Cobra Zone:	No	Deed Book:	487	Plat Book:	2
Total City Real Estate Property Tax:	\$6,298.64	Deed Page:	33	Plat Page:	73F
		Federal Flood Ins Avlbl:	Yes	Total Real Estate Property Taxes:	\$6,298.64
		PID:	689800251579	Special Assessments:	N/A
		Tax Identifier:	689800251579	Tax Assessed Value:	\$823,351
				Tax Year:	2024
Marketing/Public Remarks: Family Dollar building approximately 10 years old available for sale or lease on Virginia Road (Hwy 32) about 5 miles North of Edenton NC, located across the street from White Oak Elementary School. 8,000 sq ft building with 15'-20' ceilings on 1.73 acres in beautiful Chowan County NC. Family Dollar lease ends 09/30/2025. Owner will consider long term lease for \$6,000 per month NNN. HVACUnits powered by natural gas, 40 parking spaces! Agent Remarks: Family Dollar is open for business until the end of September 2025 so just go inside during normal business hours. Some rooms may not be accessed until lease ends at the end of September. Legal: Fee Simple Sign on Property: Yes Showing Instructions: See remarks Appointment Contact: Alex Rich 252-256-1279Appt. Center Phone: 252-256-1279 Directions to Property: On Hwy 32 N Virginia Road +/- 5 miles North of Hwy 17 at Hwy 32 exit. Directly across the street from White Oak Elementary School.					
Agreement Service:	Full Service	Effective Date:	05/13/2025	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing/Lease Price:	\$795,000	Status Change Date:	05/13/2025
Owner:	DEALS EDENTON LLC	Original List Price:	\$795,000		
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:	04/30/2026				
Listing/Lease Price:	\$795,000				
List Price/SqFt:	\$99.38				
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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