

100507190 Comm Sale or Lease		1823 Virginia Road , Edenton, NC 27932 Listing Office: Rich Company		Active Current Price: \$449,000	
		City Limits:	No	SqFt - Heated	8,000
		County:	Chowan	(Primary):	
		Location Type:	Mainland	Lot Dimensions:	250.19'x333.26'x208.24'x320.41'
		Marketing City:	Edenton	Year Built:	2015
		Subdivision:	Not In Subdivision	Zoning:	A1
		Secondary Subdivision:	N/A		
		New	No		
		Construction:			
		Garage:	Masterlock		
		# of Parking Spaces:	40		
		Lot Acres:	1.73		
		Lot SqFt:	75,359		
Construction: Block; Steel Frame; Metal Fab		Green Bldg Features: LED Lighting		Parking Features: Asphalt; Lighted; Off Street; Parking Lot; Private	
Cooling: Central Air		Heating: Gas Pack		Possession: At Closing; Subject To Tenant Rights	
Exterior Finish: Block; Glass; Metal Siding		Heating System Fuel Source: Natural Gas		Roof: Metal	
Terms: 1031 Exchange; Cash; Conventional		Lease Types: NNN		Road Type/Frontage: 2 - 3 Lanes	
Flooring: Concrete				Showing Instructions: Call Listing Agent; See Remarks	
Current Use: Commercial; Retail				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: Former Family Dollar building built in 2015, excellent condition, available NOW 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. Cost to construct new would be around \$1,390,000. Listed below tax assessed price of \$823,351. Owner will consider long term lease for \$4,800 per month NNN. HVAC units powered by natural gas, 40 parking spaces!					
Agent Remarks: Call broker for showing instructions.					
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:	\$449,000	Status Change Date:	05/06/2026
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		
		Stipulation of Sale:	Standard		
		EMD Trust Account:	No		
Cumulative Days on Market:	495				
Days on Market:	495				
Definition:	RE W/O Business				
Expiration Date:	04/30/2027				
Listing/Lease Price:	\$449,000				
List Price/SqFt:	\$56.13				
Listing Member:	Name Alex Rich 261159	Office Listing Office: Rich Company	Primary 252-256-1279	Other Office 252-338-5432	E-mail alexanderbrich@gmail.com
					Other Email

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