

100507190 1823 Virginia Road , Edenton, NC 27932 Active
Comm Sale or Lease **Listing Office: Rich Company** **Current Price: \$590,000**



City Limits:	No	SqFt - Heated (Primary):	8,000
County:	Chowan	Lot Dimensions:	250.19'x333.26'x208.24'x320.41'
Location Type:	Mainland	Year Built:	2015
Marketing City:	Edenton	Zoning:	A1
Subdivision:	Not In Subdivision		
Secondary Subdivision:	N/A		
New Construction:	No		
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 252-256-1279 **Appt. 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:	\$590,000	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		
Cumulative Days on Market:	356	Stipulation of Sale:	Standard		
Days on Market:	356	EMD Trust Account:	No		
Definition:	RE W/O Business				
Expiration Date:	04/30/2027				
Listing/Lease Price:	\$590,000				
List Price/SqFt:	\$73.75				

Name	Office	Primary	Other	Office	E-mail	Other Email
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Listing Member:

Alex Rich
261159

Listing Office: Rich Company

252-256-1279

252-338-5432

alexanderbrich@gmail.com

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