


100514832 Comm Sale or Lease		1507 N Road Street 2, Elizabeth City, NC 27909 Listing Office: Rich Company			Active Current Price: \$3,600	
		City Limits:		Yes	SqFt - Heated (Primary): 3,432	
		County:		Pasquotank	SqFt - Office: 3,432	
		Location Type:		Mainland	Lot Dimensions: Square	
		Subdivision:		Not In Subdivision	Year Built: 2004	
		Secondary Subdivision:		N/A	Zoning: GB	
		Unit #:		2		
		New Construction:		No		
		Garage:		N/A		
		# of Parking Spaces:		80		
		Lot Acres:		1.52		
		Lot SqFt:		66,385		
		Attic: Floored; Stairs - Perm; See Remarks		Heating: Heat Pump		Parking Features: Asphalt; Lighted; Parking Lot; Paved
Basement: None		Heating System Fuel Source: Electric		Roof: Composition		
C & I Features: ADA Compliant; Skylights		Location: Business Park		Road Type/Frontage: 4+ Lanes		
Cooling: Central Air		Lease Terms: 1 Year or More		Showing Instructions: Call Listing Agent; Lockbox; Vacant		
Foundation: Slab		Lease Types: Escalation Clause; Gross		Sale/Lease Includes: Buildings		
Fuel Tank: None		Owner Pays: Building Insurance; CAM Charges; Taxes; Yard Maint		Business Type: Medical; Professional/Office; Business Service; Professional Service		
Flooring: Carpet; Vinyl				Tenant Pays: Interior Building Maintenance; Liability Insurance; All Utilities		
Current Use: Medical/Dental				Sewer: Municipal Sewer		
				Water Source: Municipal Water		
Deposit:	3,432	Deed Book:	802	Plat Book:	N/A	
Lease Rate:	12	Deed Page:	477	Plat Page:	N/A	
Cobra Zone:	No	Federal Flood Ins Avlbl:	Yes	Special Assessments:	N/A	
		PID:	891503421376	Tax Assessed Value:	\$1,936,400	
		Tax Identifier:	891503421376	Tax Year:	2022	
Marketing/Public Remarks: Very functional and attractive medical office space in one of the nicer medical buildings in town with two other physicians' practices in the same multi-tenant building. 3,432 sq ft, 3 restrooms, 1 shower, 7 exam rooms (sinks removed but stored upstairs), 3 offices, lab, workstation closets, huge admin areas and bonus upstairs storage area. Beautiful building with covered drop off, parking on all sides, perfectly landscaped. Located immediately adjacent to the Pines YMCA Country Club. Fresh paint and carpets cleaned throughout.						
Agent Remarks: Lockbox on back door with key to back door, call broker for combo. Suite 2 is the middle unit.						
Legal: Fee simple						
Sign on Property: Yes						
Showing Instructions: Call Broker for lockbox combo and appointment time.						
Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279						
Directions to Property: Follow N Road Street towards VA past the YMCA and the property is on the left before the Pines Country Club.						
Agreement	Full Service	Effective Date:	06/20/2025	Status:	Active	
Service:		Listing/Lease Price:	\$3,600	Status Change Date:	06/20/2025	
Agreement Type:	Exclusive Right To Lease	Original List Price:	\$3,600			
Owner:	CG&S Investment Group, LLC	Sale/Lease:	Lease			
Broker Owner:	No	Stipulation of Sale:	Standard			
Seller Rep.:	Has owned the property for at least one year	EMD Trust Account:	No			
Cumulative DOM:	4					
Days on Market:	4					
Definition:	RE W/O Business					
Expiration Date:	06/30/2026					
Listing/Lease Price:	\$3,600					
Price:						
List Price/SqFt:	\$1.05					
	Name	Office	Primary	Other Office	E-mail	
Listing Member:	Alex Rich	Listing Office: Rich Company	252-256-1279	252-338-5432	alexanderbrich@gmail.com	
	261159					
					Other Email	

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