

100520572 Comm Sale or Lease		144 Us Hwy 158 W , Camden, NC 27921 Listing Office: Rich Company			Active Current Price: \$199,000
	City Limits:	Yes	SqFt - Heated (Primary):	0	
	County:	Camden	HOA:	No	
	Location Type:	Mainland	Lot Dimensions:	265.72' x 353.63' x 197.46' x irregular	
	Subdivision:	Not In Subdivision	Year Built:	0	
	Secondary Subdivision:	N/A	Zoning:	Comm Core	
	New Construction:	No			
	Garage:	Masterlock			
	Lot Acres:	2.14			
	Lot SqFt:	93,218			
	Terms: 1031 Exchange; Cash; Conventional Current Use: Vacant	Heating System Fuel Source: None Location: Gen Bus District		Possession: At Closing Road Type/Frontage: 4+ Lanes Showing Instructions: Show Anytime; See Remarks Sale/Lease Includes: Land Business Type: Auto Related; Food Service; Medical; Professional/Office; Retail; Shopping Center; Business Service; Commercial; Franchise Utilities: Natural Gas Available; Sewer Available; Water Available Sewer: Municipal Sewer Water Source: Municipal Water	
Cobra Zone: Yes Total City Real Estate Property Tax: \$1,906.04	Deed Book: 431 Deed Page: 444 Federal Flood Ins Avlbl: Yes PID: 02893401188282 Tax Identifier: 02893401188282	Plat Book: 7 Plat Page: 129 Total Real Estate Property Taxes: \$1,906.04 Special Assessments: N/A Tax Assessed Value: \$261,102 Tax Year: 2023			
Marketing/Public Remarks: Prime 2.14AC Commercial lot in the heart of Camden with 265.72' of road frontage on Hwy 158 with 2 curb cuts. Access to County Sewer and Water, 16,500 vehicle per day traffic count. 1.80AC of uplands (basically 50/50 flood zone X & AE) and 0.34AC of wetlands. Irregular shape lot with 10' easement on the South side serving White's Trailer Park. Majority of commercial uses allowed. Priced \$26,000 below tax value! Agent Remarks: Show anytime, entrances have a chain across them with padlock but left side of chain can be taken down with unscrewing a shackle. Legal: Survey for Rita W. Gregory Sign on Property: Yes Showing Instructions: See remarks Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: On Hwy 158 in Camden across from the Dollar General.					
Agreement Type: Exclusive Right To Sell Owner: Derek Hockett Broker Owner: No Seller Rep.: Has owned the property for at least one year Cumulative Days on Market: 275 Days on Market: 275 Definition: RE W/O Business Expiration Date: 07/31/2027 Listing/Lease Price: \$199,000	Effective Date: 07/22/2025 Listing/Lease Price: \$199,000 Original List Price: \$235,000 Prospect Exempt: No Sale/Lease: Sale Stipulation of Sale: Standard EMD Trust Account: No	Status: Active Status Change Date: 07/22/2025			
Listing Member: Alex Rich 261159	Office: Rich Company	Primary: 252-256-1279	Other Office: 252-338-5432	E-mail: alexanderbrich@gmail.com	Other Email:

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