100518542 | **1880 W City Drive Suite B, Elizabeth City, NC 27909** | **Active**
Comm Sale or Lease | **Lot # 18** | **Current Price: $6,941.66**
Listing Office: Rich Company

City Limits:	Yes	**SqFt - Heated (Primary):**	4,900
County:	Pasquotank	**SqFt - Office:**	4,900
Location Type:	Mainland	**Lot Dimensions:**	215.45' x 175' x 215.45' x 39.27' x 125' x 39.27'
Subdivision:	Not In Subdivision		
Secondary Subdivision:	N/A	**Year Built:**	2007
		Zoning:	O&I
Unit #:	Suite B		
New Construction:	No		
Garage:	N/A		
Space:	Yes		
# of Parking Spaces:	19		
# of Units:	2		
Lot Acres:	1.06		
Lot SqFt:	46,174		

C & I Features: ADA Compliant
Cooling: Central Air
Exterior Finish: Brick
Terms: Cash
Current Use: Commercial; Office

Heating: Gas Pack; Heat Pump
Heating System Fuel Source: Natural Gas
Location: Business Park; Corner; Freestanding
Lot Description: Corner Lot
Lease Terms: 1 Year or More
Lease Types: NNN
Owner Pays: Insurance

Parking Features: Asphalt
Possession: See Remarks
Road/Trans Access: Airport: 6 - 10 Miles; County Highway: Less than 5 Miles; Interstate: 11 - 15 Miles; Port: 16+ Miles; Rail: Less than 5 Miles; State Highway: 6 - 10 Miles
Roof: Composition
Road Type/Frontage: 2 - 3 Lanes
Showing Instructions: Appt Required; Call Listing Agent; See Remarks
Sale/Lease Includes: Buildings
Business Type: Professional/Office; Business Service; Professional Service
Tenant Pays: Liability Insurance; All Utilities
Water Heater: Electric
Utilities: Electricity Connected; Natural Gas Connected; Underground Utilities
Sewer: Municipal Sewer
Water Source: Municipal Water

Deposit:	6,941.66	**Deed Book:**	1307	**Plat Book:**	43
Lease Rate:	17	**Deed Page:**	588	**Plat Page:**	11
Cobra Zone:	No	**Federal Flood Ins Avlbl:**	Yes	**Total Real Estate Property Taxes:**	$18,829.95
Total City Real Estate Property Tax:	$8,655.17	**PID:**	890302685851	**Special Assessments:**	N/A
		Tax Identifier:	890302685851	**Tax Assessed Value:**	$1,321,400
				Tax Year:	2022

Marketing/Public Remarks: Suite B offers 4,900 sq ft of professional office space in the City Center West Commercial Park, just off Halstead Blvd Ext and less than 1/4 mile from the new hospital. This two-story suite features a mostly open floor plan with six offices (all with windows), a kitchenette, and additional flex space. Floor plan is included in documents. Lease rate is $17psf annually. Built in 2007 and part of a well-maintained building on a beautifully landscaped corner lot, this space is ideal for medical, professional, or general office use.
Agent Remarks: Call Broker for appointment
Legal: Fee simple
Sign on Property: Yes
Showing Instructions: Call Broker for appointment
Appointment Contact: Alex Rich**Appt. Center Phone:** 252-256-1279
Directions to Property: Adjacent to Southern Bank at the intersection of Halstead Ext., W. City Drive, and Forest Park Road.

Agreement Service:	Full Service	**Effective Date:**	07/11/2025	**Status:**	Active
		Listing/Lease Price:	$6,941.66	**Status Change Date:**	07/11/2025
Agreement Type:	Exclusive Right To Lease	**Original List Price:**	$6,941.66		
Owner:	1880 W. City, 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:	1				
Days on Market:	1				
Definition:	RE W/O Business				
Expiration Date:	06/30/2026				
Listing/Lease Price:	$6,941.66				
List Price/SqFt:	$1.42				

	Name	Office	Primary	Other	Office	E-mail	Other Email
Listing Member:	Alex Rich 261159	**Listing Office:** Rich Company	252-256-1279		252-338-5432	alexanderbrich@gmail.com	

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