


100524099		117 S Water Street , Elizabeth City, NC 27909			Active
Comm Sale or Lease		Listing Office: Rich Company			Current Price: \$475,000
		City Limits:	Yes	SqFt - Apx Total:	5,460
		County:	Pasquotank	SqFt - Heated	1,820
		Location Type:	Mainland	(Primary):	
		Subdivision:	N/A	SqFt - Total Available:	5,460
		New Construction:	No	HOA:	No
		Garage:	Masterlock	Lot Dimensions:	26'7" by 71'9"
		Lot Acres:	0.04	Year Built:	1885
		Lot SqFt:	1,786	Zoning:	CB
Cooling: Wall/Window Unit(s) Exterior Finish: Brick; Vinyl Siding; See Remarks Foundation: Slab Terms: 1031 Exchange; Cash; Conventional Fuel Tank: None Flooring: Concrete; Wood Current Use: Commercial; Retail View Type: River		Heating System Fuel Source: Other Location: Cent Business District; Corner Lot Description: Corner Lot Miscellaneous: Ceiling Height: 1,011; Current Use: retail		Parking Features: Public; Street Only Possession: At Closing; Subject To Tenant Rights Roof: Membrane Road Type/Frontage: 2 - 3 Lanes Showing Instructions: Appt Required; Call Listing Agent; Restricted Hours; Tenants; See Remarks Sale/Lease Includes: Buildings Business Type: Bed & Breakfast; Food Service; Mixed; Retail; Commercial; Other Water Heater: None Utilities: Electricity Connected; Natural Gas Available; Sewer Available; Water Available Sewer: Municipal Sewer Water Source: Municipal Water	
Cobra Zone:	No	Deed Book:	743	Plat Book:	N/A
Total City Real Estate Property Tax:	\$779.98	Deed Page:	176	Plat Page:	N/A
		Federal Flood Ins Avlbl:	Yes	Total Real Estate Property Taxes:	\$1,599.62
		PID:	891308993145	Special Assessments:	N/A
		Tax Identifier:	891308993145	Tax Assessed Value:	\$132,200
				Tax Year:	2022
Marketing/Public Remarks: Incredible opportunity to own this 3-story building built in 1885 by Jerome Flora that has only been owned by two families since being built 140 years ago. At the corner of Water and Fearing Streets with direct views of the Pasquotank River. +/- 1,820 sq ft per floor for a total of 5,460 sq ft. Under the unfortunate addition of vinyl siding is original brick exterior and there were more than 26 original segmented windows leasing 6'5" tall by 3' wide that have been blocked in with cinderblocks. The second and third floor each have 4 windows facing the River & Water Street, six windows per floor facing Fearing Street, two windows facing Poindexter in the rear, and six windows can be added to the third floor facing Main Street with HPC approval. Ceiling heights of 11' on the first floor and 10' on the second and third floors. Stairs to access second and third floors and freight elevator in unknown condition. Tenant on first floor pays \$700/month on a month to month lease. Pitched heavy duty rubber membrane roof is approximately 10 years old. Agent Remarks: Property has a Tenant with the Singer store on the first floor, showings can be made by appointment with 24 hour notice when business is open Tuesday through Friday 9am to 4pm. Legal: Fee Simple, Jerome Flora Sign on Property: Yes Showing Instructions: See remarks, bring flashlights. Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: Downtown waterfront on the corner of Water & Fearing Streets.					
Agreement Type:	Exclusive Right To Sell	Effective Date:	08/08/2025	Status:	Active
Owner:	C. Kentwood Turner Family Trust	Listing/Lease Price:	\$475,000	Status Change Date:	08/08/2025
Broker Owner:	No	Original List Price:	\$475,000		
Seller Rep.:	Has owned the property for at least one year	Prospect Exempt:	No		
Cumulative DOM:	6	Sale/Lease:	Sale		
Days on Market:	6	Stipulation of Sale:	Standard		
Definition:	RE W/O Business	EMD Trust Account:	No		
Expiration Date:	08/07/2026				
Listing/Lease Price:	\$475,000				
List Price/SqFt:	\$260.99				
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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