

100531181 Comm Sale or Lease		175 Us Hwy 158 W , Camden, NC 27921 Listing Office: Rich Company		Active Current Price: \$150,000	
		City Limits:	Yes	SqFt - Heated (Primary):	1,837
		County:	Camden	HOA:	No
		Location Type:	Mainland	Lot Dimensions:	+/-63' x +/-148.17' x +/-99.82' x +/-63'
		Marketing City:	City of Camden	Year Built:	1850
		Subdivision:	N/A	Zoning:	Commercial (VC)
		New	No		
		Construction:			
		Garage:	N/A		
		Lot Acres:	0.19		
		Lot SqFt:	8,337		
Construction: Wood Frame Cooling: Wall/Window Unit(s) Exterior Finish: Vinyl Siding Foundation: Slab Terms: Cash; Conventional Fuel Tank: None Flooring: Concrete; Laminate		Heating System Fuel Source: Electric Location: Freestanding		Parking Features: Dirt; Off Street; On Site Possession: At Closing Road/Trans Access: Airport: 16+ Miles; County Highway: Less than 5 Miles; Port: 16+ Miles; Rail: Less than 5 Miles; State Highway: 6 - 10 Miles Roof: Shingle Road Type/Frontage: 4+ Lanes Showing Instructions: Call Listing Agent; Vacant Sale/Lease Includes: Buildings; Land Business Type: Professional/Office; Retail; Business Service; Commercial; Professional Service Utilities: Electricity Connected; Natural Gas Available Sewer: Septic Tank Water Source: Municipal Water	
Cobra Zone:		No	Deed Book: 360 Deed Page: 438 Federal Flood Ins Avlbl: Yes PID: 028934011655110000 Tax Identifier: 028934011655110000	Plat Book: Plat Page:	Deed Book: 161 Deed Page: 398 Total Real Estate Property Taxes: \$843.95 Special Assessments: N/A Tax Assessed Value: \$115,609 Tax Year: 2025
Marketing/Public Remarks: Step into the charm of historic Camden with this two-story commercial building, originally built in 1850 and offering 1,837 square feet of versatile space. Featuring two restrooms and 63 feet of prime road frontage, the property is ideally positioned in the heart of Camden with excellent visibility. Zoned Village Commercial, it supports a wide range of uses, from retail to office, boutique, or service-based business. Previously utilized as retail, the building blends historic character with modern opportunity, making it a standout investment for those looking to establish a presence on Camden's main corridor. Agent Remarks: Note that the attached survey from 2002 predates approximately 1,246 sf of land taking from NCDOT. Legal: Fee Simple Sign on Property: Yes Showing Instructions: Lockbox is on the back door, call Broker for combo. Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: Property is located on the right side of US Hwy 158 if you are coming from Elizabeth City, directly across from Towne Bank and Trestles Court.					
Agreement Type: Exclusive Right To Sell Owner: Kayla Lynn Eller & Michael Lance Gregory Broker Owner: No Seller Rep.: Has owned the property for at least one year Cumulative DOM: 2 Days on Market: 2 Definition: RE W/O Business Expiration Date: 09/30/2026 Listing/Lease Price: \$150,000 List Price/SqFt: \$81.65		Effective Date: 09/17/2025 Listing/Lease Price: \$150,000 Original List Price: \$150,000 Prospect Exempt: No Sale/Lease: Sale Stipulation of Sale: Standard EMD Trust Account: No		Status: Active Status Change Date: 09/17/2025	
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

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