

100553013 Comm Sale or Lease	610 E Fearing Street , Elizabeth City, NC 27909 Listing Office: Rich Company	Active Current Price: \$228,250	
	<p><b>City Limits:</b> Yes  <b>County:</b> Pasquotank  <b>Location Type:</b> Mainland  <b>Subdivision:</b> N/A  <b>New Construction:</b> No  <b>Garage:</b> N/A  <b>Space:</b> Yes  <b># of Parking Spaces:</b> 0  <b># of Units:</b> 1  <b>Lot Acres:</b> 0.03  <b>Lot SqFt:</b> 1,219</p>	<p><b>SqFt - Heated (Primary):</b> 1,219  <b>SqFt - Retail/Display:</b> 1,219  <b>SqFt - Total Available:</b> 1,219  <b>Total Road Frontage:</b> 26  <b>Lot Dimensions:</b> Approx 47' x 27'  <b>Year Built:</b> 1945  <b>Zoning:</b> CB</p>	
<b>Basement:</b> None <b>Cooling:</b> Central Air <b>Exterior Finish:</b> Brick <b>Foundation:</b> Brick/Mortar <b>Terms:</b> Cash; Conventional <b>Fuel Tank:</b> None <b>Flooring:</b> Wood <b>Current Use:</b> Commercial; Retail	<b>Heating System Fuel Source:</b> Electric <b>Location:</b> Cent Business District <b>Lease Types:</b> Gross	<b>Parking Features:</b> Public; Street Only <b>Possession:</b> At Closing; Subject To Tenant Rights <b>Roof:</b> Flat; Membrane <b>Road Type/Frontage:</b> 2 - 3 Lanes; Public (City/Cty/St) <b>Showing Instructions:</b> Appt Required; Call Listing Agent <b>Sale/Lease Includes:</b> Buildings <b>Business Type:</b> Professional/Office; Retail; Business Service; Commercial; Professional Service <b>Utilities:</b> Electricity Connected; Sewer Connected; Water Connected <b>Sewer:</b> Municipal Sewer <b>Water Source:</b> Municipal Water	
<b>Cobra Zone:</b>	No	<p><b>Deed Book:</b> 1355  <b>Deed Page:</b> 791  <b>PID:</b> 891308992187  <b>Tax Identifier:</b> 891308992187</p>	<p><b>Plat Book:</b> Condo Book 3  <b>Plat Page:</b> Condo Page 24</p> <p><b>Total Real Estate Property Taxes:</b> \$2,230.03  <b>Special Assessments:</b> N/A  <b>Tax Assessed Value:</b> \$184,300  <b>Tax Year:</b> 2026</p>
<p><b>Marketing/Public Remarks:</b> Invest in the heart of Downtown Elizabeth City with this newly renovated historic commercial space, ideal for owner occupancy or rental income. Offered at \$228,250, this 1,219 sq ft one-story unit features a charming historic façade and prime storefront location just steps from Water Street and the Pasquotank River. The space includes an open retail/showroom area, one private office, and a restroom. Part of a newly recorded six-unit condominium, with declaration and boundary survey included. Current tenant vacates April 1; unit is being advertised at \$1,730/month, offering immediate income potential. Built in 1945 and fully renovated from 2020-2022, including new framing, electrical, plumbing, HVAC, TPO roof, and fire suppression system. Zoned Central Business District and surrounded by local shops and restaurants. A rare opportunity to own a turnkey historic downtown asset</p> <p><b>Agent Remarks:</b> Part of a newly recorded condominium. Note that the taxes have not yet been allocated among individual units as the property is currently under one ownership. Current taxes for the building are \$2,230.03/year and the property has not been reassessed since renovations were completed in 2022.</p> <p><b>Legal:</b> 604 Fearing LLC  <b>Sign on Property:</b> No  <b>Showing Instructions:</b> Showing by appointment only to prequalified buyers.  <b>Appointment Contact:</b> Kellen Long <b>Appt. Center Phone:</b> 252-562-8889  <b>Directions to Property:</b> From Water Street, turn onto Fearing Street, and the property will be the second building on your right.</p>			
<b>Agreement Service:</b> <b>Agreement Type:</b> Exclusive Right To Sell <b>Owner:</b> 604 Fearing LLC <b>Broker Owner:</b> No <b>Seller Rep.:</b> Has owned the property for at least one year <b>Cumulative DOM:</b> 2 <b>Days on Market:</b> 2 <b>Definition:</b> RE W/O Business <b>Expiration Date:</b> 10/31/2026 <b>Listing/Lease Price:</b> \$228,250 <b>List Price/SqFt:</b> \$187.24	<b>Effective Date:</b> 02/05/2026 <b>Listing/Lease Price:</b> \$228,250 <b>Original List Price:</b> \$228,250 <b>Prospect Exempt:</b> No <b>Sale/Lease:</b> Sale <b>Stipulation of Sale:</b> Standard <b>EMD Trust Account:</b> No	<b>Status:</b> Active <b>Status Change Date:</b> 02/05/2026	
<b>Listing Member:</b>	<b>Name:</b> Kellen Long <b>Office:</b> 362488 <b>Listing Office:</b> Rich Company	<b>Primary Office:</b> 252-562-8889 <b>Other Office:</b> 252-338-5432 <b>E-mail:</b> kellen.long11@gmail.com <b>Other Email:</b>	

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