

100590134 Comm Sale or Lease		106 Lewis Drive , Elizabeth City, NC 27909 Lot # 11A		Active Current Price: \$865,000			
Listing Office: Rich Company							
	City Limits:		No	SqFt - Heated (Primary):	6,000		
	County:		Pasquotank	SqFt - Office:	1,250		
	Location Type:		Mainland	SqFt - Total Available:	6,000		
	Marketing City:		Elizabeth City	Total Road Frontage:	140		
	Subdivision:		N/A	HOA:	No		
	Est. Complete		05/31/2027	Lot Dimensions:	+/-140' x +/-140' x +/-426.99 x +/- 429.01		
	Date:			Year Built:	2027		
	New		Yes	Zoning:	C-1		
	Construction:						
	Presale:		Yes				
	Garage:		N/A				
	# of Units:		1				
	Lot Acres:		1.44				
Lot SqFt:		62,726					
C & I Features: Overhead Doors; Storage Inside			Heating: Heat Pump		Parking Features: Parking Lot; Private; See Remarks		
Construction: Metal Fab			Heating System Fuel Source: Electric				
Development Status: See Remarks			Location: Business Park; Freestanding		Possession: See Remarks		
Cooling: Central Air			Lease Types: NNN		Roof: Metal		
Exterior Finish: Glass; Metal Siding			Miscellaneous: Ceiling Height: 22.75		Road Type/Frontage: 2 - 3 Lanes; Paved		
Foundation: Slab			Showing Instructions: Call Listing Agent				
Terms: Cash; Conventional			Sale/Lease Includes: Buildings; Land				
Fuel Tank: None			Business Type: Auto Dealer; Auto Related; Auto Service; Business Flex; Professional/Office; Retail; Service Center; Storage; Warehouse; Business Service; Commercial; Professional Service				
Flooring: Concrete; LVT/LVP			Utilities: Electricity Available; Water Available				
			Sewer: Septic Tank				
			Water Source: Municipal Water				
Cobra Zone:		No	Deed Book:	1455	Plat Book:	Old Survey, Book 36	
			Deed Page:	310	Plat Page:	Old Survey, Page 14	
			Federal Flood Ins Avlbl:	Yes	Special Assessments:	N/A	
			PID:	TBD	Tax Assessed Value:	\$0	
			Tax Identifier:	Tbd	Tax Year:	2026	
Unit 1 Details:		Unit #: 1	# Full Baths: 1		Rent: \$7,250		
		SqFt: 6,000			# Half Baths: 2		
Unit 1 Inclusions: Dryer Hookup, Washer Hookup, See Remarks							
Marketing/Public Remarks: This unique offering is for 106 Lewis Drive a 1.44 acre lot outside of the flood plain owned by a General Contractor who is willing to build you the mirror image of the brand new 6,000 sq ft building on the adjacent lot 106 Lewis Drive for the asking price on the listing. Seller estimates an 8-10 month timeline on completion of the building after closing. Size or design variations will be considered and will likely have a different price. Seller will consider 10+ year NNN lease for prequalified Tenants. Building design includes crushed asphalt driveway and parking lot with 5' concrete sidewalk apron on the front of the building and 12' wide concrete apron on the rear. 6,000 sq ft building is 50' by 120', has 4 automatic 14' by 14' overhead doors, shop ceiling heights between 17'2" & 22'9", washer dryer hookups, 1/2 bath, and shop sink in the shop area. Roomy +/-1,250 sq ft office section features entryway with board and batten accent wall, 3 offices with windows, kitchenette, central conference area, 1/2 bath and a storage closet. Upstairs above office finished +/-386 sq ft loft room with full restroom & shower and bonus 850+ sq ft of storage above office. Tours of completed building can be arranged for comparison for qualified buyers.							
Additional Parcels Description: Subdivided from 7992 568784							
Agent Remarks: 106 Lewis Drive is a subdivided parcel from 7992 568784. Parcel ID for lot 11A will be assigned by the tax office. Listing price includes 6,000 building to be built by the general contractor who completed the 6,000-building located a 104 Lewis Drive. Size or design variations will be considered and will likely have a different price.							
Legal: Fee Simple							
Sign on Property: Yes							
Showing Instructions: Call broker for instructions.							
Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279							
Directions to Property: Located off of US 17 South, heading south Lewis Drive would be located on your right at the Culligan store, right on Lewis and 106 is the last lot on the right next to the new blue building.							
Agreement Service:		Full Service	Effective Date:		07/20/2026	Status:	Active
Agreement Type:		Exclusive Right To Sell	Listing/Lease Price:		\$865,000	Status Change Date:	07/20/2026
Owner:		Godfrey Contruction, LLC	Original List Price:		\$865,000		
Broker Owner:		No	Prospect Exempt:		No		
Seller Rep.:		Has owned the property for at least one year	Sale/Lease:		Sale		
			Stipulation of Sale:		Standard		
			EMD Trust Account:		No		
Cumulative Days on Market:		1					
Days on Market:		1					
Definition:		RE W/O Business					
Expiration Date:		07/31/2027					
Listing/Lease Price:		\$865,000					
List Price/SqFt:		\$144.17					

Listing Member: [Alex Rich](#)
[261159](#) **Listing Office:** Rich Company 252-256-1279 252-338-5432 alexanderbrich@gmail.com

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