

100596873 Comm Sale or Lease		337 Old U. S. Highway 17 F, Hertford, NC 27944 Listing Office: Rich Company		Active Current Price: \$1,000	
		City Limits: No County: Perquimans Location Type: Mainland Marketing City: Hertford Subdivision: N/A Unit #: F New Construction: No Sub-Type: Warehouse Garage: N/A # of Parking Spaces: 2 # of Units: 1 Lot Acres: 8.38 Lot SqFt: 365,033 Deed Restrictions: No		SqFt - Apx Total: 1,332 SqFt - Heated (Primary): 0 SqFt - Total Available: 1,332 SqFt - Warehouse: 1,332 Total Road Frontage: 0 HOA: No Lot Dimensions: irregular Year Built: 1970 Zoning: Comm	
Attic: None C & I Features: Overhead Doors Construction: Metal Fab Cooling: None Exterior Finish: Metal Siding; Vinyl Siding Foundation: Slab Terms: Cash Flooring: Concrete Current Use: Commercial		Heating: None Heating System Fuel Source: None Location: See Remarks Lease Terms: 1 Year or More Lease Types: See Remarks Miscellaneous: Ceiling Height: 12 Owner Pays: Taxes		Parking Features: Shared Driveway; Unpaved Possession: Negotiable Roof: Shingle Road Type/Frontage: 2 - 3 Lanes Showing Instructions: Call Listing Agent; Restricted Hours Sale/Lease Includes: Buildings Business Type: Auto Related; Business Flex; Storage; Warehouse; Commercial Tenant Pays: Electricity; Liability Insurance Water Heater: None Utilities: Electricity Connected Sewer: None Water Source: None	
Deposit: 1,000 Lease Rate: 1,000 Cobra Zone: No Total City Real Estate Property Tax: \$0		Deed Book: 535 Deed Page: 719 PID: 4-0036-0054 Tax Identifier: 4-0036-0054		Plat Book: N/A Plat Page: N/A Total Real Estate Property Taxes: \$0 Special Assessments: N/A Tax Assessed Value: \$248,100 Tax Year: 2026	
Marketing/Public Remarks: Affordable +/- 1,332 square foot shop / warehouse building for rent on the Johnie Gregory truck bodies property for \$1,000 per month plus electric. No restroom and no heat or A/C currently. Two bays, two overhead doors and one pedestrian door. The larger right side is about 825 sq ft, has a 12' tall 9'9" wide overhead door with rafter height of 12' and two windows facing the back. Large side has a mixture of plywood and metal exterior for walls, exposed rafter ceiling with a concrete floor. The smaller side on the left is just over 500 sq ft with an overhead door that is 7' tall and 10' wide with two windows facing the left side, the walls and ceiling in the left side are finished drywall and the floor is concrete. Agent Remarks: No restroom and no HVAC but a tenant could add a mini split at their expense. Legal: Whidbee-Gregory Sign on Property: Yes Showing Instructions: Contact Broker, showings to be during Johnie Gregory's normal business hours 730am-5pm M-TH 730-4 F. Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: On Old US Hwy 17 between the Evangelical Methodist Church and the Family Dollar next to Atlantic Diesel.					
Agreement Type: Exclusive Right To Lease Owner: DCH Services LLC Broker Owner: No Seller Rep.: Has owned the property for at least one year Cumulative Days on Market: 1 Days on Market: 1 Definition: RE W/O Business Expiration Date: 07/31/2027		Effective Date: 08/17/2026 Listing/Lease Price: \$1,000 Original List Price: \$1,000 Sale/Lease: Lease Stipulation of Sale: Standard EMD Trust Account: No		Status: Active Status Change Date: 08/17/2026	

Listing/Lease Price:	\$1,000						
	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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