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| 100595492<br>Comm Sale or Lease                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | 337 Old U. S. Highway 17 B, Hertford, NC 27944<br>Listing Office: Rich Company                                                                                                                                                                                                                                     |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              | Active<br>Current Price: \$3,000 |                                                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | <b>City Limits:</b> No<br><b>County:</b> Perquimans<br><b>Location Type:</b> Mainland<br><b>Marketing City:</b> Hertford<br><b>Subdivision:</b> N/A<br><b>Unit #:</b> B<br><b>New Construction:</b> No<br><b>Garage:</b> N/A<br><b>Lot Acres:</b> 8.36<br><b>Lot SqFt:</b> 364,162<br><b>Deed Restrictions:</b> No |                                               | <b>SqFt - Heated (Primary):</b> 3,134<br><b>Lot Dimensions:</b> irregular<br><b>Year Built:</b> 1970<br><b>Zoning:</b> Gen Comm                                                                                                                                                                                                                                                                                                                     |              |                                  |                                                                 |
| <b>C &amp; I Features:</b> ADA Compliant; Drive In Door; Overhead Doors; Storage Inside<br><b>Construction:</b> Metal Fab<br><b>Exterior Finish:</b> Metal Siding<br><b>Foundation:</b> Slab<br><b>Flooring:</b> Concrete                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | <b>Heating System Fuel Source:</b> Electric<br><b>Lease Terms:</b> 1 Year or More<br><b>Miscellaneous:</b> Ceiling Height: 13.5<br><b>Owner Pays:</b> All Utilities                                                                                                                                                |                                               | <b>Parking Features:</b> Gravel; Off Street; Shared Driveway<br><b>Road Type/Frontage:</b> 2 - 3 Lanes<br><b>Showing Instructions:</b> Call Listing Agent; Restricted Hours; See Remarks<br><b>Sale/Lease Includes:</b> Buildings<br><b>Business Type:</b> Auto Related; Auto Service; Business Flex; Industrial; Service Center; Transportation; Warehouse; Commercial; Professional Service; Wholesale<br><b>Tenant Pays:</b> Liability Insurance |              |                                  |                                                                 |
| <b>Deposit:</b> 3,000<br><b>Lease Rate:</b> 3,000<br><b>Cobra Zone:</b> Yes<br><b>Total City Real Estate Property Tax:</b> \$0                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | <b>Deed Book:</b> 535<br><b>Deed Page:</b> 719<br><b>Federal Flood Ins Avlbl:</b> Yes<br><b>PID:</b> 4-0036-0054<br><b>Tax Identifier:</b> 4-0036-0054                                                                                                                                                             |                                               | <b>Plat Book:</b> N/A<br><b>Plat Page:</b> N/A<br><b>Total Real Estate Property Taxes:</b> \$0<br><b>Special Assessments:</b> N/A<br><b>Tax Assessed Value:</b> \$248,100<br><b>Tax Year:</b> 2026                                                                                                                                                                                                                                                  |              |                                  |                                                                 |
| <b>Marketing/Public Remarks:</b> These types of turnkey properties don't come up for rent often, this is a clean 4 bay garage building with four 12' by 12' overhead doors, nice office & break area, laundry room, and a full bathroom with shower. Second floor storage over office, 13'6" is lowest ceiling height in garage. \$3,000 per month with utilities included. Located on the Johnie Gregory Truck Bodies' property, additional 1,332 sq ft building available for rent for \$1,000 per month plus utilities.<br><b>Legal:</b> Johnie Gregory Truck Bodies Inc.<br><b>Sign on Property:</b> Yes<br><b>Showing Instructions:</b> Call listing agent.<br><b>Appointment Contact:</b> Alex Rich <b>Appt. Center Phone:</b> 252-256-1279<br><b>Directions to Property:</b> In Woodville from 17 bypass take Okisko exit to Halls Creek and property is on the right across from Woodville Road. |  |                                                                                                                                                                                                                                                                                                                    |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |              |                                  |                                                                 |
| <b>Agreement Type:</b> Exclusive Right To Lease<br><b>Owner:</b> DCH Services LLC<br><b>Broker Owner:</b> No<br><b>Seller Rep.:</b> Has owned the property for at least one year<br><b>Cumulative Days on Market:</b> 7<br><b>Days on Market:</b> 7<br><b>Expiration Date:</b> 07/31/2027<br><b>Listing/Lease Price:</b> \$3,000<br><b>List Price/SqFt:</b> \$0.96                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <b>Effective Date:</b> 08/11/2026<br><b>Listing/Lease Price:</b> \$3,000<br><b>Original List Price:</b> \$36,000<br><b>Sale/Lease:</b> Lease<br><b>Stipulation of Sale:</b> Standard<br><b>EMD Trust Account:</b> No                                                                                               |                                               | <b>Status:</b> Active<br><b>Status Change Date:</b> 08/11/2026                                                                                                                                                                                                                                                                                                                                                                                      |              |                                  |                                                                 |
| <b>Listing Member:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  | <b>Name</b><br>Alex Rich<br>261159                                                                                                                                                                                                                                                                                 | <b>Office</b><br>Listing Office: Rich Company | <b>Primary</b><br>252-256-1279                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>Other</b> | <b>Office</b><br>252-338-5432    | <b>E-mail</b><br>alexanderbrich@gmail.com<br><b>Other Email</b> |

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