

100607594		1237 N Road Street , Elizabeth City, NC 27909		Active		
Comm Sale or Lease		Listing Office: Rich Company		Current Price: \$90,030		
		City Limits:	Yes	SqFt - Apx Total:	3,380	
		County:	Pasquotank	SqFt - Heated (Primary):	3,380	
		Location Type:	Mainland	SqFt - Total Available:	0	
		Marketing	Elizabeth City	Total Road Frontage:	208	
		City:		HOA:	No	
		Subdivision:	N/A	Lot Dimensions:	208' x 109' x 47' x 33' x 80' x 288' x 225'	
		New	No	Year Built:	2006	
		Construction:		Zoning:	GB	
		Garage:	N/A			
		Space:	Yes			
		# of Units:	0			
		Lot Acres:	1.24			
		Lot SqFt:	54,014			
		Deed	No			
		Restrictions:				
C & I Features: ADA Compliant; Fire Alarm; Walk-in Cooler Cooling: Central Air Electric: 220 Volts; Single Phase Foundation: Slab Terms: 1031 Exchange; Conventional Financial Info: Real Estate Taxes: 13,043.46; Insurance Expense: 15,967; Common Area Maint: 1,020 Current Use: Commercial; Vacant						
Green Bldg Features: Tankless Water Heater Heating: Heat Pump Heating System Fuel Source: Natural Gas Location: Corner; Gen Bus District Lot Description: Corner Lot Lease Terms: 1 Year or More Lease Types: NNN Owner Pays: None						
Parking Features: Lighted; On Site; Parking Lot; Paved; Private Possession: At Closing; Negotiable Roof: Flat Road Type/Frontage: 4+ Lanes Showing Instructions: Appt Required; Call Listing Agent; Lockbox; Special Instructions; See Remarks Sale/Lease Includes: Buildings; Equipment; Fixtures; Land Business Type: Restaurant; Retail; Commercial; Franchise Tenant Pays: Building Insurance; CAM Charges; Exterior Building Maintenance; Interior Building Maintenance; Liability Insurance; Taxes; All Utilities Water Heater: Tankless Utilities: Electricity Connected; High Speed Internet; Natural Gas Connected; Sewer Connected; Water Connected Sewer: Municipal Sewer Water Source: Municipal Water						
Deposit:		5,000	Deed Book:	1230	Plat Book:	41
Lease Rate:		17	Deed Page:	717	Plat Page:	10
Cobra Zone:		No	Federal Flood Ins Avbl:	Yes	Total Real Estate Property Taxes:	\$13,043.46
Total City Real Estate Property Tax:		\$13,043.46	PID:	891402796029	Special Assessments:	N/A
			Tax Identifier:	891402796029	Tax Assessed Value:	\$1,017,100
					Tax Year:	2023

Marketing/Public Remarks: Corner location QSR restaurant building built in 2006 across from College of the Albemarle (3,000 students) for sale or for lease with recent significant price reduction. \$90,030/year to lease, which covers the TICAM expenses. The property is also currently for sale for \$899,000. Previously Arby's and Captain D's, this building is +/-3,380 sq ft on a 1.24AC lot at the corner of North Road Street and Jennings Drive with a curb cut on both roads. 36 parking spaces, drive thru, mature oak trees and bushes make up the landscaping, enclosed double dumpster corral, natural gas connected. Inside features a wood lined vaulted ceiling, large dining room, 4', 5', and 7' hoods, ice maker, soda machine with ice maker, ice cream machine, walk in cooler, walk in freezer, fryer, warming table, counter height fridge, dessert fridge 2 Rinnai tankless hah's, and more. Agent Remarks: Property is armed with security alarm and cameras, left side door is easier to enter/exit from because right side door closes easier from inside. Lockbox on back door, Broker has discretion over whether he needs to be present for showings or can give showing Brokers the lockbox and alarm code. Legal: Shoreline Development - NC, LLC Sign on Property: Yes Showing Instructions: Contact listing agent for appointment. Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279 Directions to Property: Located at the corner of N Road Street and Jennings Drive, directly across from the YMCA and COA Medical Campus.						
Agreement	Full Service	Effective Date:	10/01/2026	Status:	Active	
Service:		Listing/Lease Price:	\$90,030	Status Change Date:	10/01/2026	
Agreement Type:	Exclusive Right To Lease	Original List Price:	\$90,030			
Owner:	CD North Road Street, LLC	Sale/Lease:	Lease			
Broker Owner:	No	Stipulation of Sale:	Standard			
Seller Rep.:	Has owned the property for at least one year	EMD Trust Account:	No			
Cumulative Days on Market:	7					
Days on Market:	6					
Definition:	RE W/O Business					
Expiration Date:	09/30/2027					
Listing/Lease Price:	\$90,030					
List Price/SqFt:	\$26.64					
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	Other Email

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