

100516772
Comm Sale or Lease

1880 W City Drive , Elizabeth City, NC 27909
Lot # 18

Active
Current Price: \$1,199,000

Listing Office: Rich Company



City Limits:	Yes	SqFt - Heated (Primary):	6,632
County:	Pasquotank	HOA:	No
Location Type:	Mainland	Lot Dimensions:	215.45' x 175' x 215.45' x 39.27' x 125' x 39.27'
Marketing City:	Elizabeth City	Year Built:	2007
Subdivision:	Not In Subdivision	Zoning:	O&I
Secondary Subdivision:	N/A		
New Construction:	No		
Garage:	N/A		
Lot Acres:	1.06		
Lot SqFt:	46,174		

C & I Features: ADA Compliant
Cooling: Central Air
Exterior Finish: Brick
Terms: 1031 Exchange; Cash; Conventional
Financial Info: Real Estate Taxes: 18,829.95
Current Use: Commercial; Office

Heating: Gas Pack; Heat Pump
Heating System Fuel Source: Natural Gas
Location: Business Park; Corner; Freestanding
Lot Description: Corner Lot
Lease Types: NNN

Parking Features: Asphalt
Possession: At Closing; See Remarks
Roof: Composition
Road Type/Frontage: 2 - 3 Lanes
Showing Instructions: Appt Required; Call Listing Agent; See Remarks
Sale/Lease Includes: Buildings
Business Type: Professional/Office; Business Service; Professional Service
Water Heater: Electric
Utilities: Electricity Connected; Natural Gas Connected; Underground Utilities
Sewer: Municipal Sewer
Water Source: Municipal Water

Cobra Zone: No
Total City Real Estate Property Tax: \$8,655.17

Deed Book: 1307
Deed Page: 588
Federal Flood Ins Avlbl: Yes
PID: 890302685851
Tax Identifier: 890302685851

Plat Book: 43
Plat Page: 11
Total Real Estate Property Taxes: \$18,829.95
Special Assessments: N/A
Tax Assessed Value: \$1,321,400
Tax Year: 2022

Marketing/Public Remarks: Immaculate 6,632 sq ft office building on an extremely well landscaped 1.06AC corner lot available for sale (or lease) in the very desirable City Center West Commercial Park off Halstead Blvd Ext about 1/4 mile away from the new Hospital. Built in 2007 with current layout to suit two occupants, Suite B on the left side is 4,900 sq ft which includes 2nd floor space, mostly open floor plan, 6 offices w/windows, kitchenette and more. Suite A on the right is 1,732 sq ft with large reception area, one very large office, 3 offices w/windows and kitchenette. Floor plans included in documents. Sale price is \$122,400 below tax value. Lease rate is \$17psf annually for either or both Suites. Seller could relocate or continue to lease Suite A if property is sold.

Agent Remarks: Seller has active office in one Suite of the building and appointments can be made to show the property during normal business hours. Call broker if showings outside of business hours are necessary. Property is also being listed for lease @ \$17psf/yr.

Legal: Lot 18 Phase 7 City Center West

Sign on Property: Yes

Showing Instructions: Call Broker for appointment.

Appointment Contact: Alex Rich **Appt. Center Phone:** 252-256-1279

Directions to Property: Adjacent to Southern Bank at the intersection of Halstead Ext., W. City Drive, and Forest Park Road.

Agreement Type:	Exclusive Right To Sell	Effective Date:	07/01/2025	Status:	Active
Owner:	1880 W. City, LLC	Listing/Lease Price:	\$1,199,000	Status Change Date:	07/01/2025
Broker Owner:	No	Original List Price:	\$1,199,000		
Seller Rep.:	Has owned the property for at least one year	Prospect Exempt:	No		
Cumulative DOM:	7	Sale/Lease:	Sale		
Days on Market:	7	Stipulation of Sale:	Standard		
Definition:	RE W/O Business	EMD Trust Account:	No		
Expiration Date:	06/30/2026				
Listing/Lease Price:	\$1,199,000				
List Price/SqFt:	\$180.79				

	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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