

**For Sale by Owner**  
***The Scoops/Flying Pig Provisions Building***  
*Best location in up-and-coming Washington, NC!*



Ideally located in the heart of Washington's charming Downtown Harbor District, this property has entrances on Main Street *and* the riverfront, three balconies overlooking the Pamlico River, two retail spaces, two recently remodeled apartments, and a third floor with limitless potential.



**For Sale**  
***Scoops / Flying Pig Provisions Building***  
**211, 215, 217 West Main Street**  
**Washington, NC 27889**

***Built***

- Though official records say 1941, we now believe it was built in 1914.

***Configuration***

- Footprint: 106' 5/8" x 30'9" x three stories plus two mezzanines on first floor
- Square Footage: Estimated 9,600 +/-
- Public entrances on both Main Street and on the waterfront/Stewart Parkway

***First Floor:***

Fully developed: Two retail spaces (each being approx. 1,300 sq ft with a 450 sq ft mezzanine). Both are leased: Flying Pig Provisions (5 yrs) & Scoops Ice Cream (20+ yrs).

***Second Floor:***

*Fully developed with two residential apartments, both leased annually. Each has three bedrooms and is approximately 1,300 square feet. Between them lies a community laundry room with two sets of washer-dryer hook-ups.*

***Third Floor:***

*Undeveloped, unfinished open space with outstanding views.*

***NOTE: Since the current owners purchased the building in 2017 through to February 2025, the four finished spaces have had zero days of vacancy.***

***Things to know:***

- *New bladder roof, 2019. When installed, the under-roof was repaired and insulation added.*
- *Each of four leased spaces has its own HVAC: Three of those four HVAC units are new since 2019. Fourth unit dated 2014.*
- *Three of four currently developed spaces have been completely gutted and remodeled since 2020 (all but Scoops).*
- *Old (and dangerous) fire escape demolished and removed. New balcony/fire escape custom-designed and built. Completed fall of 2020.*
- *Three raised balconies facing river -- largest in Harbor District. (Curtis McLawhorn engineer, Mike Jarvis builder)*
- *Entire building painted/sealed in 2020.*
- *New bank of six large windows (frames and all) looking out 2nd story Main Street apartments installed in 2021.*
- *In 2021, honored with Washington's Terrell Award for the Best Commercial Rehab for "attention to detail and dedication to maintaining the historic charm" of the building throughout extensive renovations.*

**Contact Jeff Furst 919.771.4837 [jeffjgf@gmail.com](mailto:jeffjgf@gmail.com)**



### ***Finances:***

*The following shows numbers starting in 2021 when all four units were finished for a full year, so that year-over-year comparisons are apples to apples.*

*NOTE: These are our internal numbers. Tax returns will be different because of depreciation and other typical adjustments by local CPA firm Jones and Covey and Company, who has done our taxes from the beginning.*

**2021 Gross: \$48,650.00 Net: \$31,433.23**

**2022 Gross: \$50,850.00 Net: \$23,367.70**

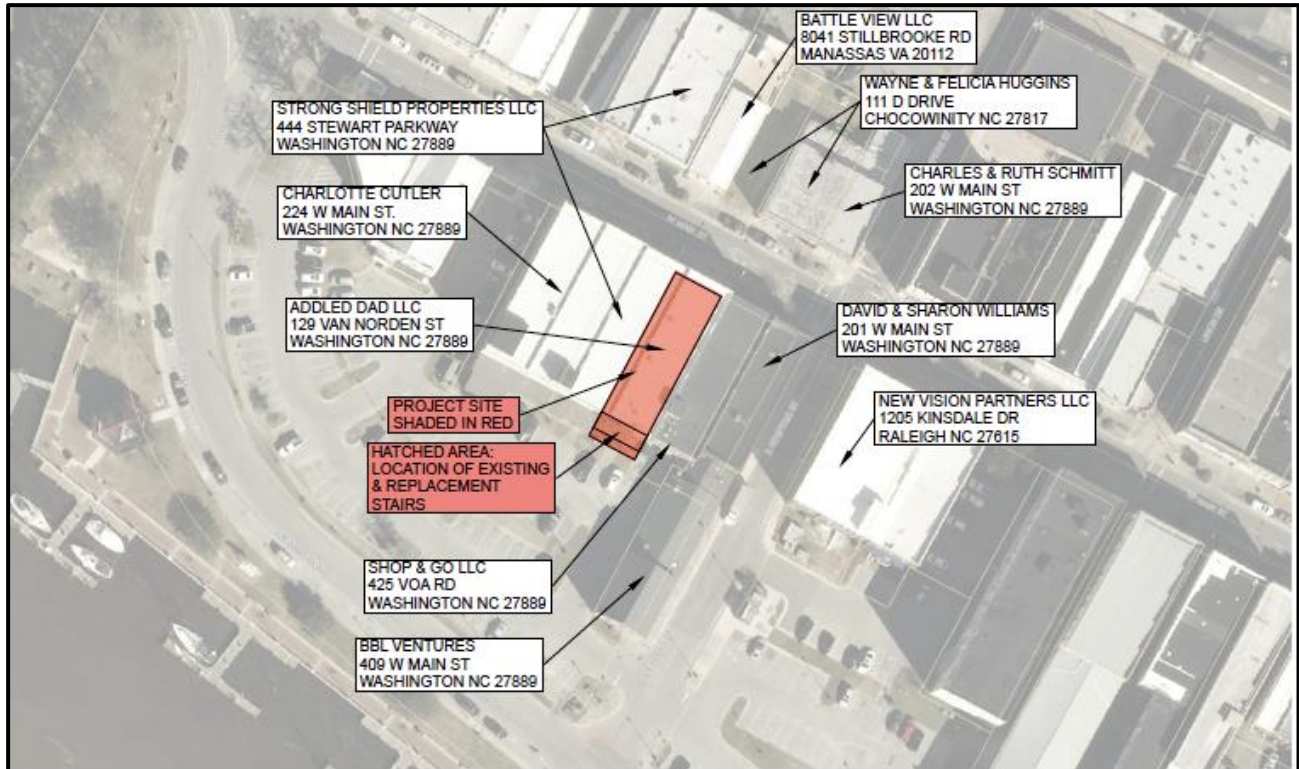
**2023 Gross: \$60,850.00 Net: \$31,601.80**

**2024 Gross: \$65,085.00 Net: \$41,553.57**

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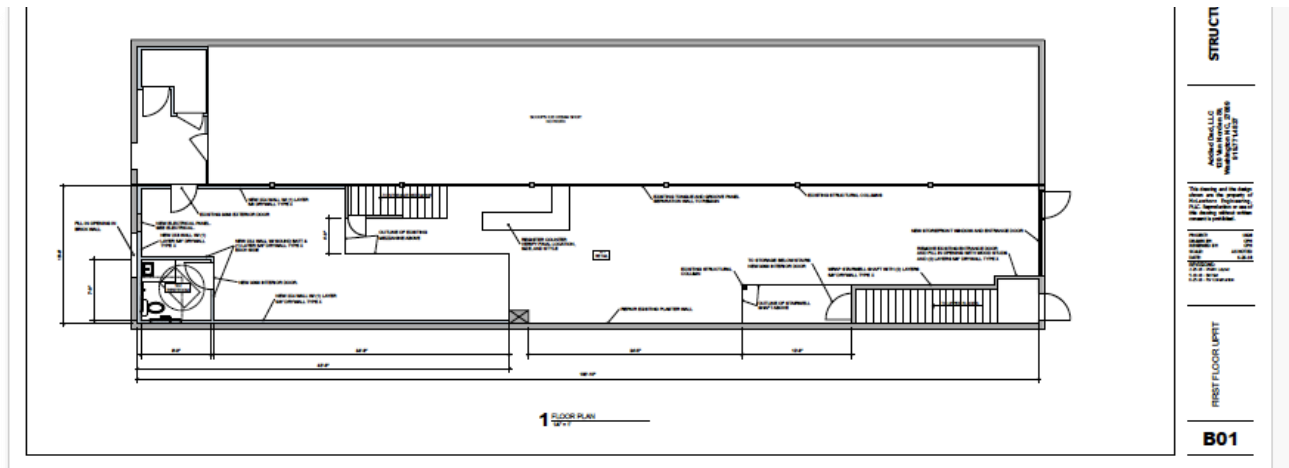


McLawhorn ENGINEERING, PLLC	OWNER ADDED DAD LLC 129 VAN NORDEN ST. WASHINGTON NC 27889	DATE 7.12.19 PROJECT # 19032	PROJECT NAME / SITE ADDRESS EXTERIOR STAIRS 215 W MAIN ST. WASHINGTON NC 27889	SHEET TITLE PLOT PLAN & ADJACENT PROPERTY OWNERS	SHEET 1
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# First Floor: Scoops and Flying Pig Provisions



**Flying Pig Provisions floorplan**

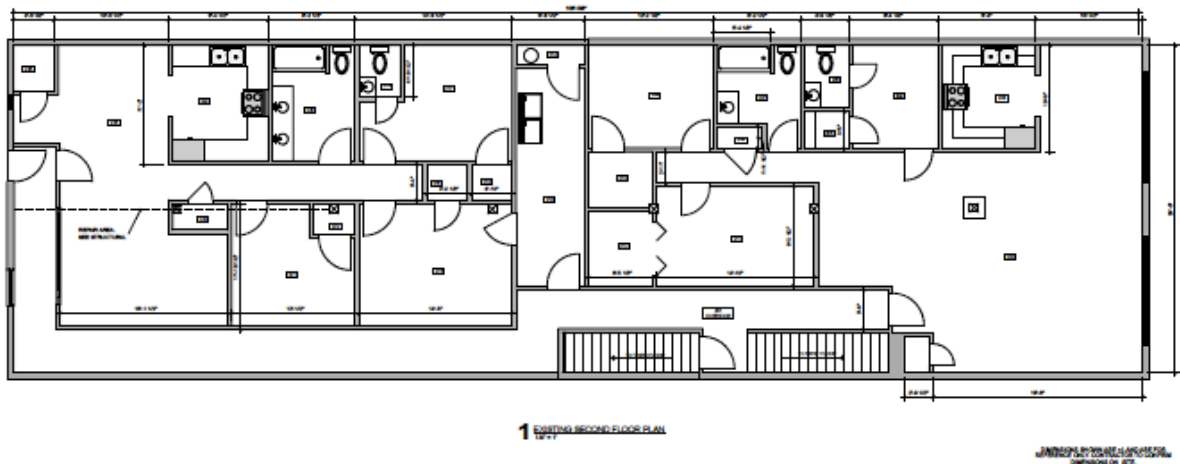


*Scoops (L) and  
Flying Pig Provisions (R)*

*Note: We do not have a floorplan for Scoops' space.*



## Second Floor Apartments

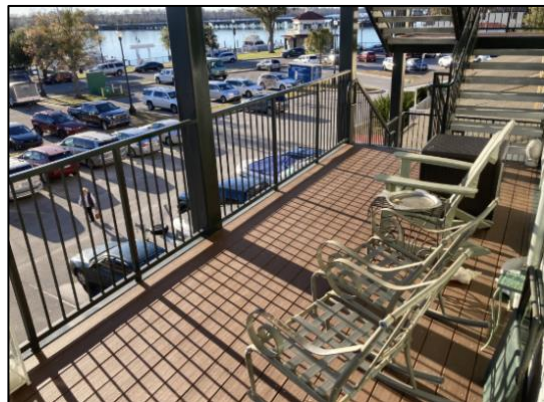


Second Floor floorplan

## Main Street Apartment

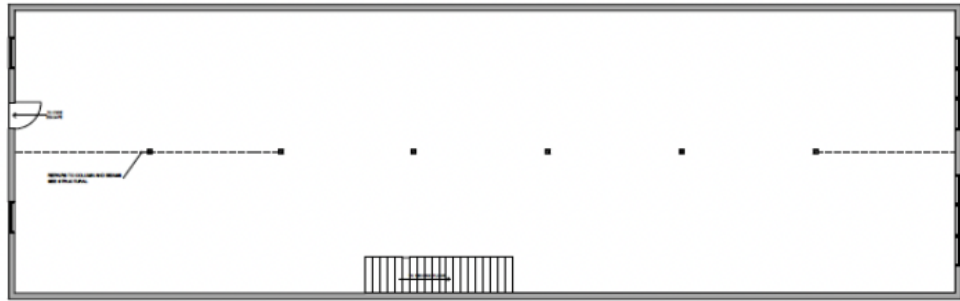


## Second Floor: Riverside Apartment

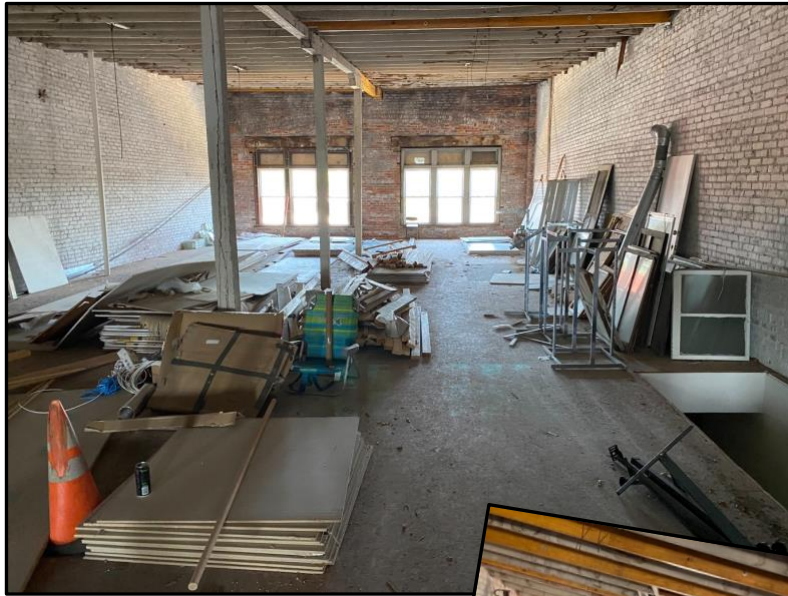




## Third Floor



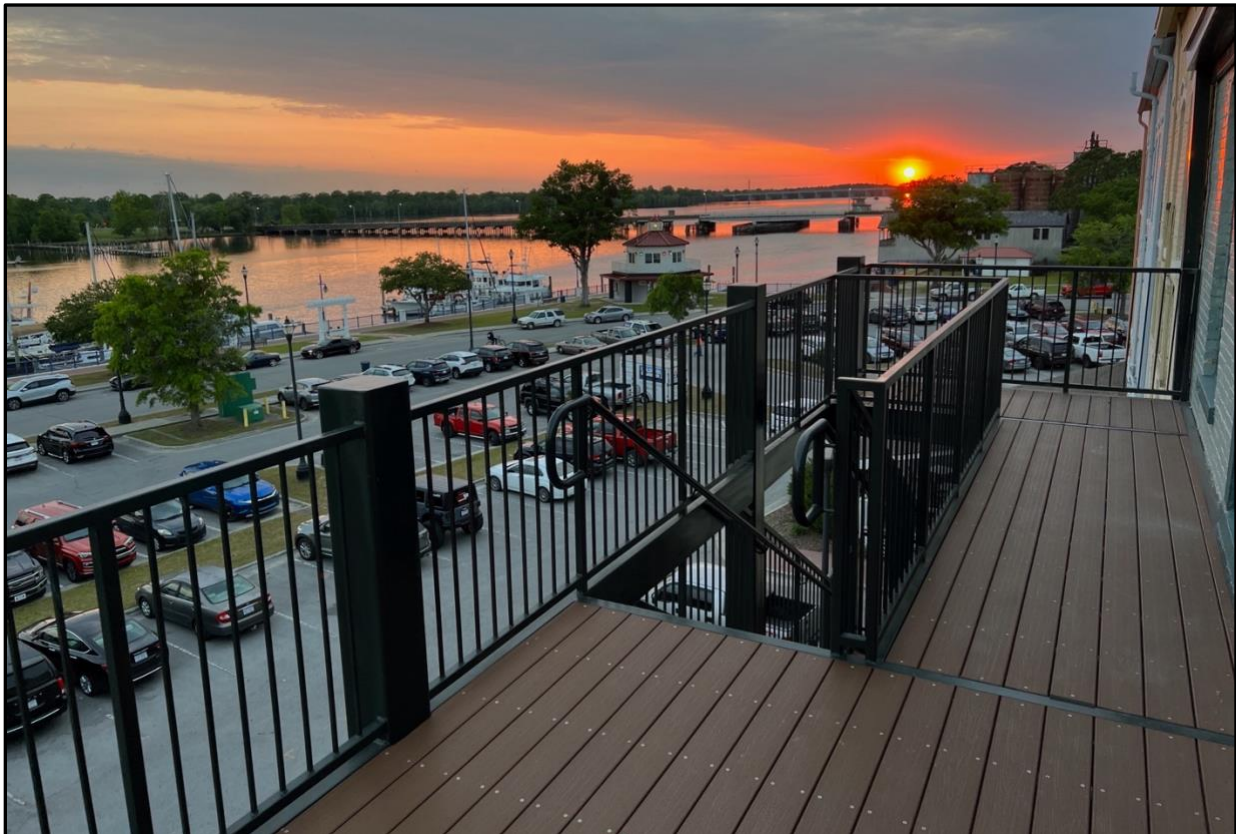
**Third Floor floorplan**



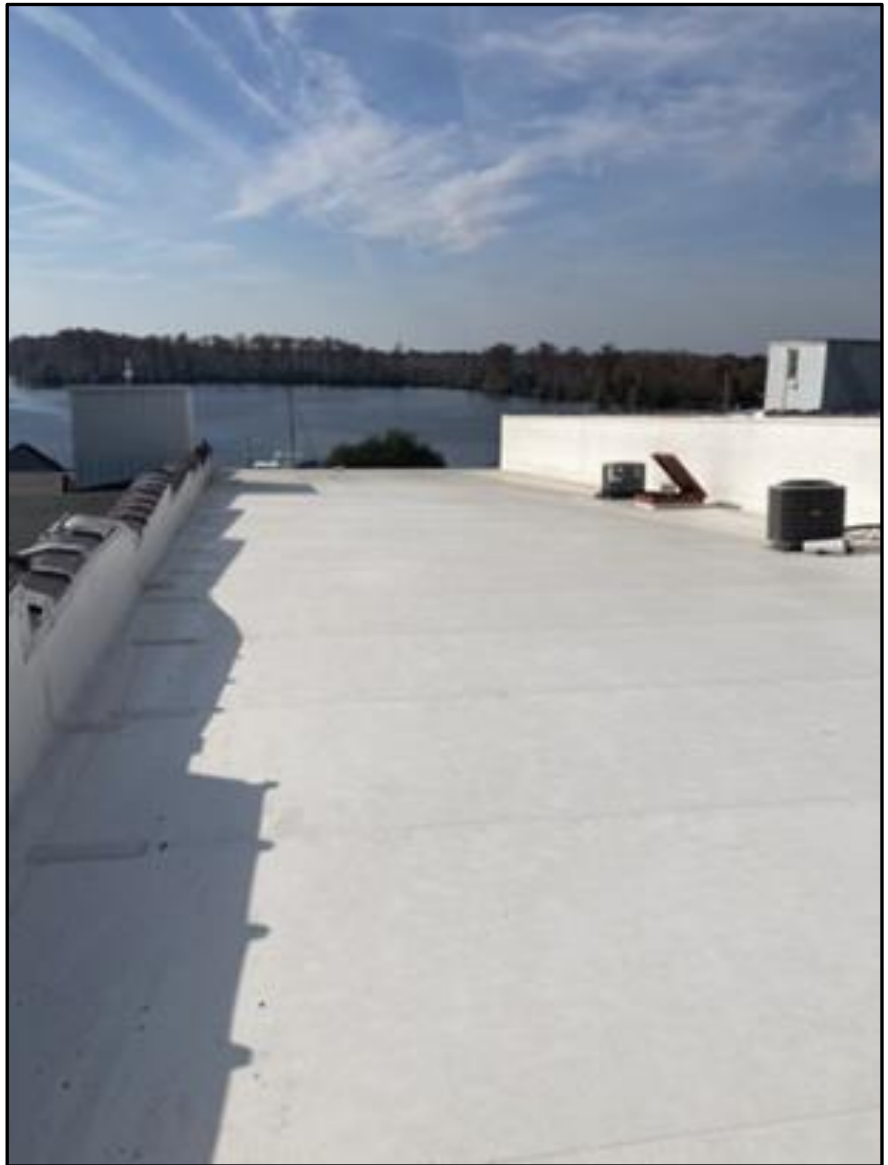
*Panoramic  
view from  
third-floor  
balcony*



## More views from third-floor balcony



## The Roof





## Riverside Entrances

*For a drone's view  
of the building. . . .*





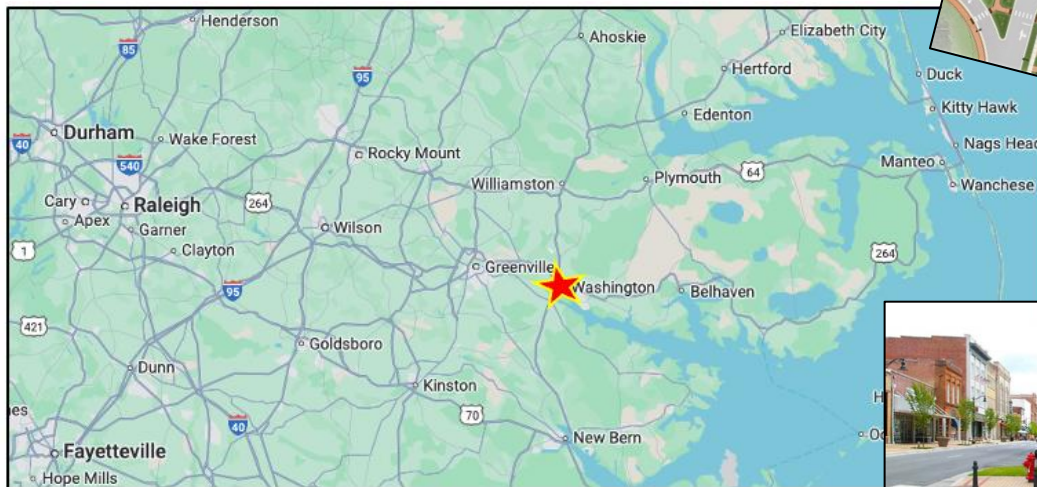
# A few words about Washington. . . .



The first city in the U.S. to be named after our first president, Washington is located 1.5 hours east of Raleigh, 1.5 hours west of the Atlantic Ocean and 2 hours west of the Outer Banks. Nestled on the northern bank of the Pamlico River, Washington's Downtown Harbor District is a growing tourist destination boasting riverfront restaurants, a brewery, a gin distillery, and numerous quaint local shops.

Washington is the county seat of Beaufort County, has a population of 9,683 (2023), and has one of the largest commercial and residential historic districts in North Carolina, featuring Victorian era homes and beautifully preserved commercial buildings.

The second phase of a Downtown Streetscape Improvement Project is in the planning stages; Phase I included the area where the Scoops/Flying Pig Provisions Building sits.



## Washington:

**A scenic, walkable, waterfront town in the heart of eastern North Carolina.**





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# The third floor: your blank canvas

Perhaps the most exciting thing about The Scoops/Flying Pig Provisions Building is the potential of that top floor, with its unmatched views of the Harbor District, looking out over Main Street on one side and the Pamlico River on the other.



Will it be built out as a business site?

Two high-end apartments?

A hostel? An artists' loft?

Or maybe a luxury penthouse?

Here's one conceptualization from three different angles.

## About the Owners

Addled Dad, LLC, the partnership that owns the Scoops/Flying Pig Provisions building, was formed in 2017 by two lifelong friends with nine children between them.

This has been a wonderfully successful venture, developing and renting out all the finished space in the building.

Now in their mid-60s with nine grown children (spread out from Brooklyn to Alaska)—well, let's just say that the addled dads are discovering other compelling uses for the funds currently invested in this magnificent building.

