

# Specialty For Sale

Berkshire Hathaway HomeServices Carolina Premier Properties

1612 Military Cutoff Rd Ste200 Wilmington, NC 28403 | 910-256-0021

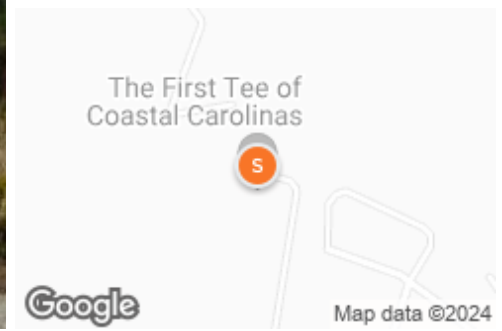
## The First Tee of Coastal Carolinas

445 Tarkln Ct, Shallotte, NC, 28470

Specialty For Sale

Prepared on April 01, 2024

1 of 1 Listings



### Listing Details | Specialty For Sale

Total Available Space	Unknown
Asking Price	\$1,895,000
Listing Price Per SF	\$125.50
Cap Rate (Actual)	-
Terms	cash or possible owner financing
Vacant	No
Available Date	Now

Days On Market	47 days
Date Listed	2/14/2024
Last Modified	2/19/2024
Listing ID	39754253
Owner Occupied	Yes
Parking Spaces	-

### Description

CINGHIALE CREEK - Home of The First Tee of Coastal Carolinas. Offering consists of two tax parcels making up 27.81 acres. The site is improved as a golf training facility with 3 golf holes (each having multiple tee locations, a 9-hole par 3 course, and a 7-bay driving range. One of the golf holes (par 5) was previously used as a private landing strip. The land is improved with 3 metal buildings. One is a clubhouse building with 4800 sf built in 2004. This building contains offices, storage facilities, two roll-up drive through doors, and a large event/meeting room. In 2006 a metal building with 1280 sf of enclosed area and 280 sf of open shed area was constructed to be used for storage of materials and equipment. The third building was constructed as a clubhouse building with 9020 sf of enclosed area and a 2200 sf canopy for youth events such as basketball. This fully sprinklered building has a commercial kitchen, cafeteria/large meeting room, multiple dorm style rooms for overnight accommodations, storage room, and training room. This building is serviced by municipal water and sewer, The remainder of the property is serviced by well and on-site septic tank system. Golf course grounds area is fully irrigated.

### Property Features

#### Location Details

Address	445 Tarkln Ct, Shallotte, NC, 28470
Zoning	R6000
County	Brunswick

Parcels	1820008143
Name	445 Tarkln Ct Nw

## Building Details

Sub Type	<b>General</b>
Building Status	<b>Existing</b>
Building Size	<b>15,100 SF</b>
Land Size	<b>27.81 Acres / 1,211,404 SF</b>
Number of Buildings	<b>3</b>
Number of Floors	<b>1</b>
Year Built	<b>2006</b>
Primary Constr. Type	<b>Framed</b>
Occupancy Type	<b>Single Tenant</b>

Building Class	<b>C</b>
Parking Spaces	-
Parking Ratio	-
Largest Contiguous	<b>9,020 SF</b>
Owner Occupied	<b>Yes</b>
Water	<b>Yes</b>
Sanitary Sewer	<b>Yes</b>
Natural Gas	<b>Yes</b>

## Property Listings

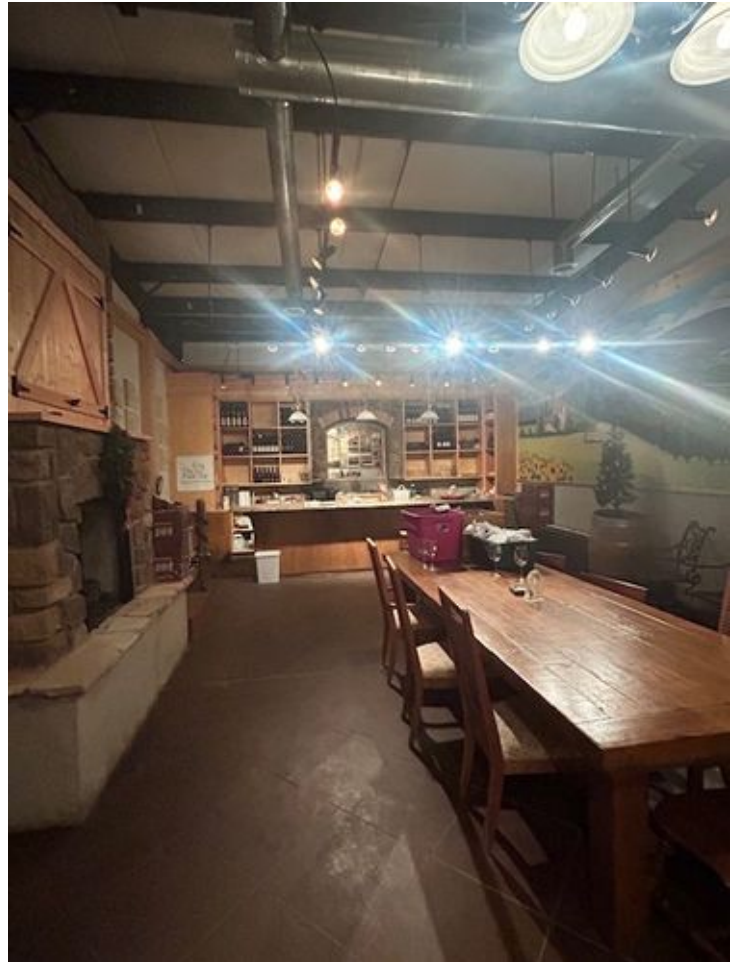
1 Listing | --- | \$1,895,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Golf Training Facility/Cl...	-	-	\$1,895,000	Now

## Additional Photos









## Contact



**Lynn Harris**

910-520-1180

lynnharriscim@aol.com



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