

AVISON
YOUNG

157 West Main Street

Washington
North Carolina



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157 West Main Street

Avison Young is pleased to present the sale of a rare opportunity in Washington, NC. We are offering 157 W Main Street, a 28,000-square-foot historic mixed-use building, for sale.

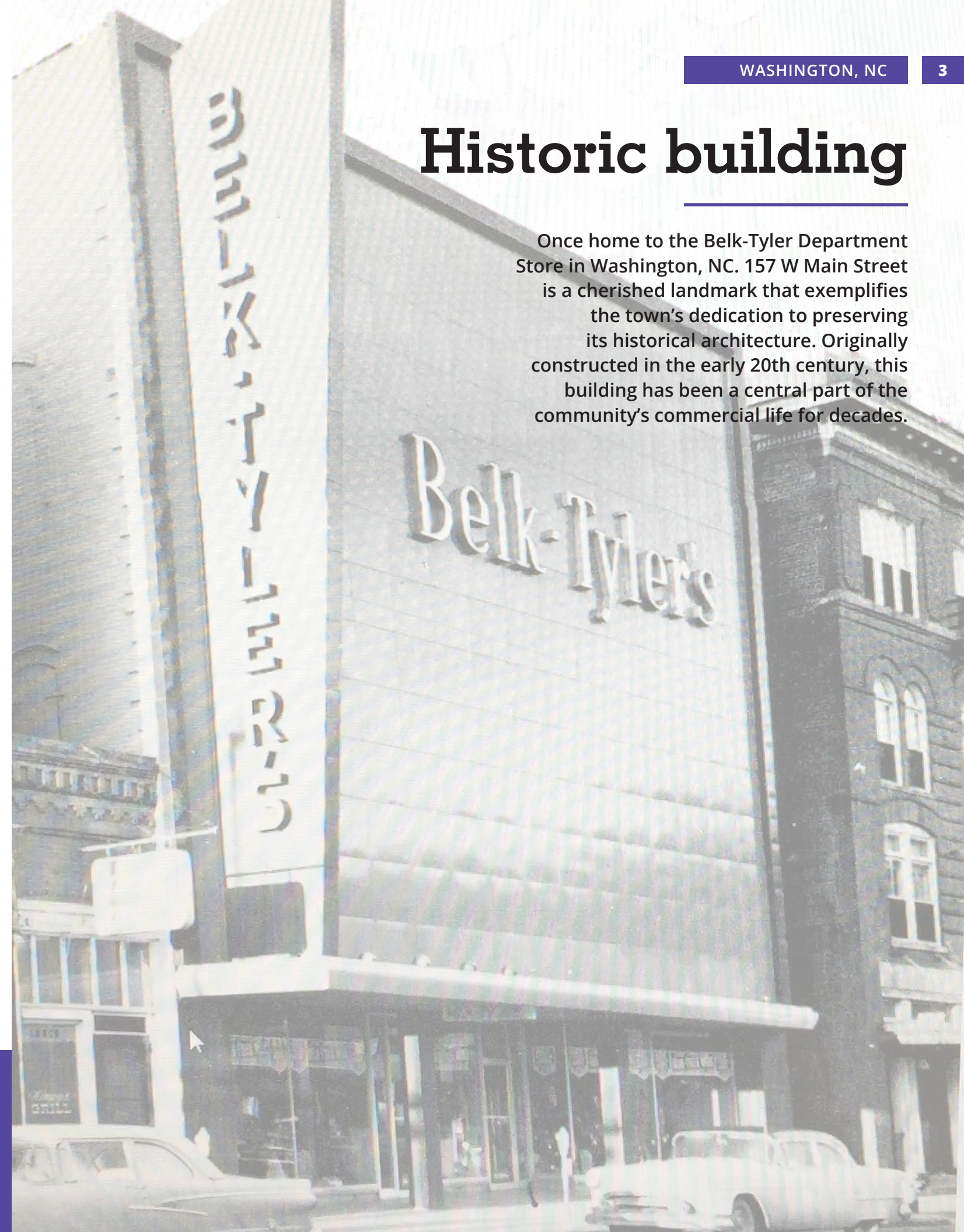
Located in the heart of downtown Washington, NC, 157 W Main Street is a historic mixed-use building offering a rare opportunity for investors or developers. This iconic 28,000-square-foot property is situated within the Central Business Historic District (B1H), an area zoned to promote compact commercial, office, and service development while preserving the district's rich historical character.

With B1H zoning, the property is ideal for a variety of commercial, retail, office, or mixed-use applications. The zoning supports the development of convenient shopping and service facilities in a compact, pedestrian-friendly environment, seamlessly integrating with the area's vibrant downtown atmosphere.

In total, the building offers 28,000 square feet of versatile space in a prime location within walking distance to local shops, restaurants, and other downtown attractions. This property presents a unique investment opportunity to leverage the growing demand for historically preserved commercial properties while benefiting from flexible zoning that accommodates a wide range of business uses.

Historic building

Once home to the Belk-Tyler Department Store in Washington, NC, 157 W Main Street is a cherished landmark that exemplifies the town's dedication to preserving its historical architecture. Originally constructed in the early 20th century, this building has been a central part of the community's commercial life for decades.



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Property details



OFFERING SUMMARY

SALE PRICE	Contact brokers for pricing
ADDRESS	157 W Main Street
CITY	Washington
STATE	North Carolina
ZIPCODE	27889
COUNTY	Beaufort
PROPERTY TYPE	Building
PARCEL ID	5675-87-0984
TOTAL BUILDING SIZE	28,000 sf
TOTAL RENTABLE AREA	19,860 sf
YEAR BUILT	1910
STORIES	Three
CONDITION	Shell
TOTAL ACREAGE	0.26 ac
ZONING	BH1 Central Business Historic District

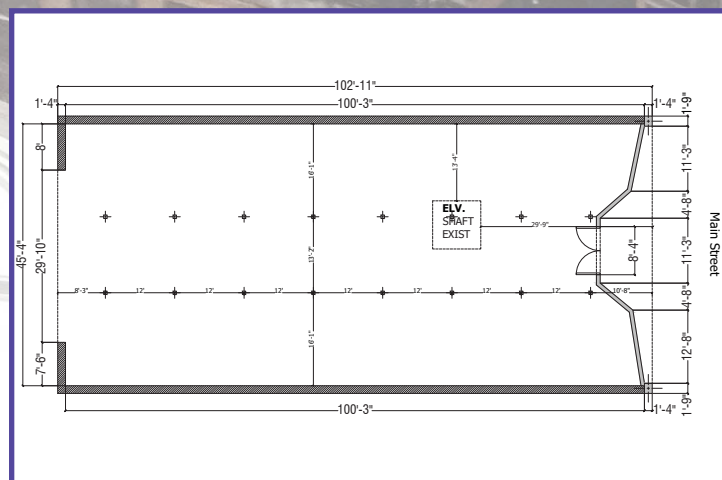
Current zoning (BH1 Central Buisness Historic District) is primarily designed to provide convenient shopping and service facilities by promoting compact development of commercial, office and service uses while preserving the historic character of the district.

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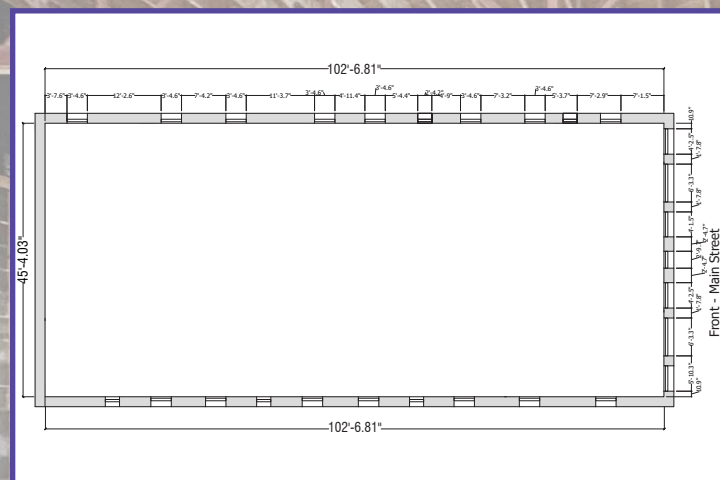
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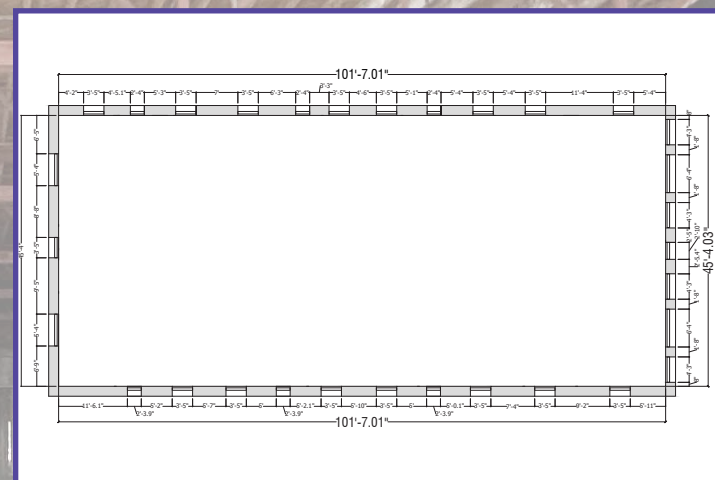
Floor plans



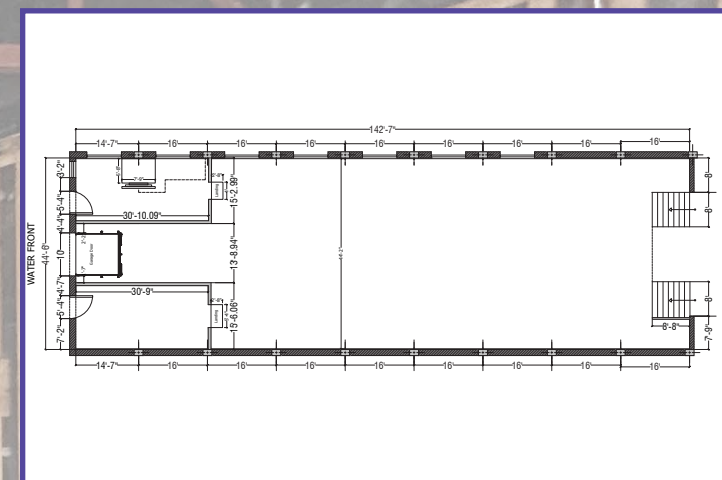
EXISTING MAIN STREET 1ST LEVEL:
4,400 SF



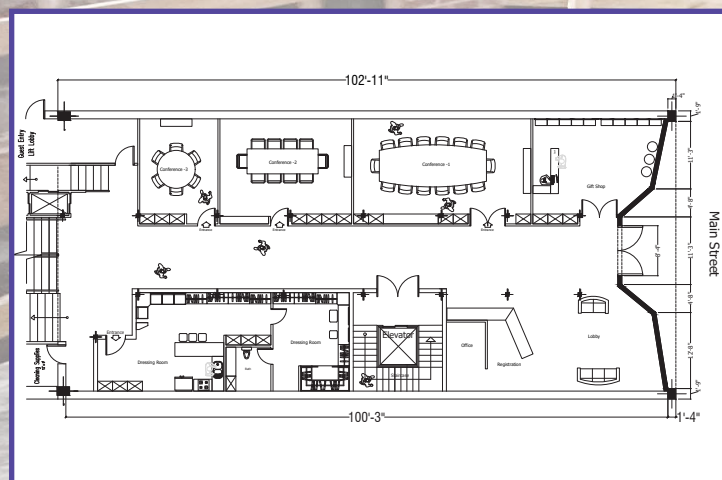
EXISTING MAIN STREET 2ND LEVEL:
4,580 SF



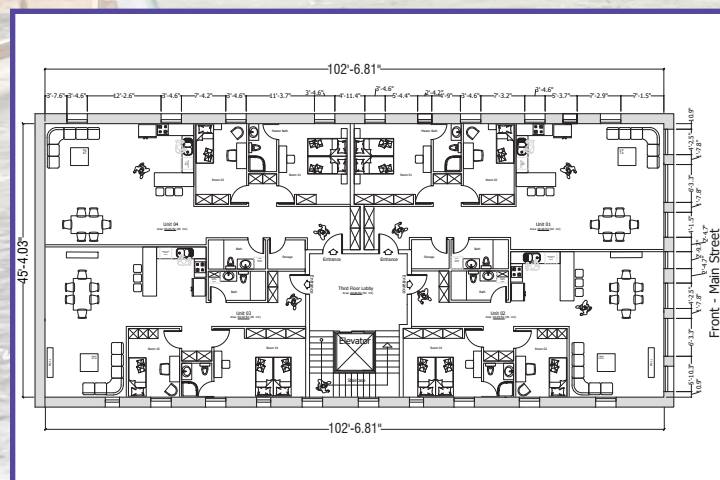
EXISTING MAIN STREET 3RD LEVEL:
4,580 SF



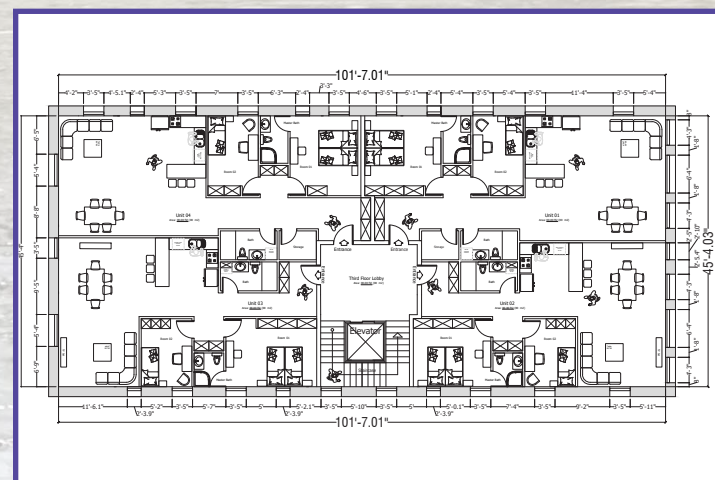
EXISTING WATER FRONT 1ST LEVEL:
STORAGE/POTENTIAL INDOOR PARKING



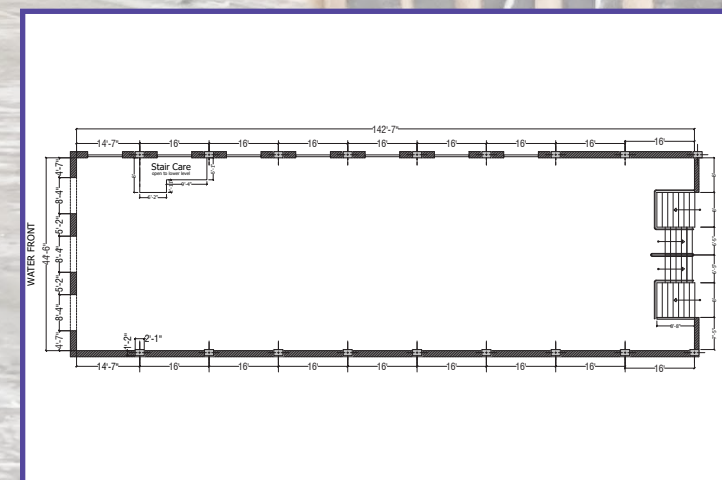
PROPOSED MAIN STREET 1ST LEVEL:
4,400 SF



PROPOSED MAIN STREET 2ND LEVEL:
4,580 SF



PROPOSED MAIN STREET 3RD LEVEL:
4,580 SF



EXISTING WATER FRONT 2ND LEVEL:
6,300 SF

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The building stands as a testament to Washington's commitment to honoring its architectural heritage. It serves as a vibrant space for local businesses and community events, blending the charm of its historical roots with contemporary functionality.

Building location

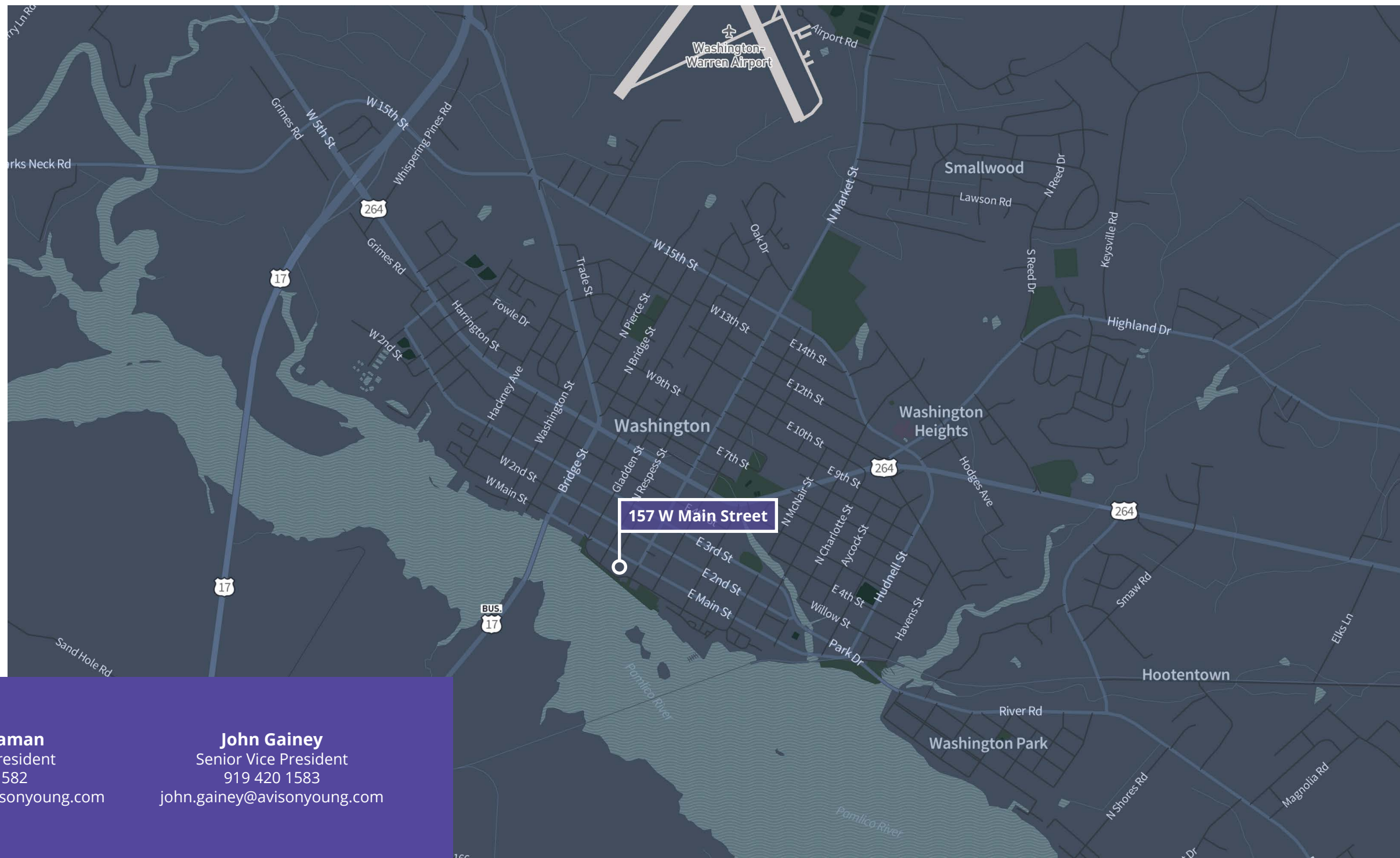
Washington, NC, has been making significant strides in economic development, positioning itself as a vibrant and growing community in eastern North Carolina. The town's prime location along the Pamlico River, coupled with its accessibility via major highways such as US Highway 17 and US Highway 264, makes it an attractive destination for businesses and investors. These transportation routes connect Washington to larger urban centers, facilitating commerce and trade.

The local government has been proactive in creating a business-friendly environment, offering various incentives to attract new businesses and support the growth of existing ones. These incentives include tax breaks, grants, and streamlined permitting processes designed to make it easier for businesses to establish and expand their operations. The town's economic development office works closely with regional and state agencies to promote investment and job creation.

A key focus of Washington's economic development strategy is the revitalization of its downtown area. The preservation of historic buildings, combined with the introduction of new commercial spaces, has created a dynamic mix of retail, dining, and professional services. This revitalization has not only enhanced the aesthetic appeal of

the downtown district but also stimulated economic activity by attracting both residents and visitors.

In addition to these efforts, Washington is investing in infrastructure improvements and workforce development to support long-term growth. Projects such as upgrading utilities, and expanding broadband access ensure that the town is well-prepared to meet the needs of modern businesses. These initiatives collectively contribute to a robust and resilient economy, making Washington, NC, a promising location for future development.



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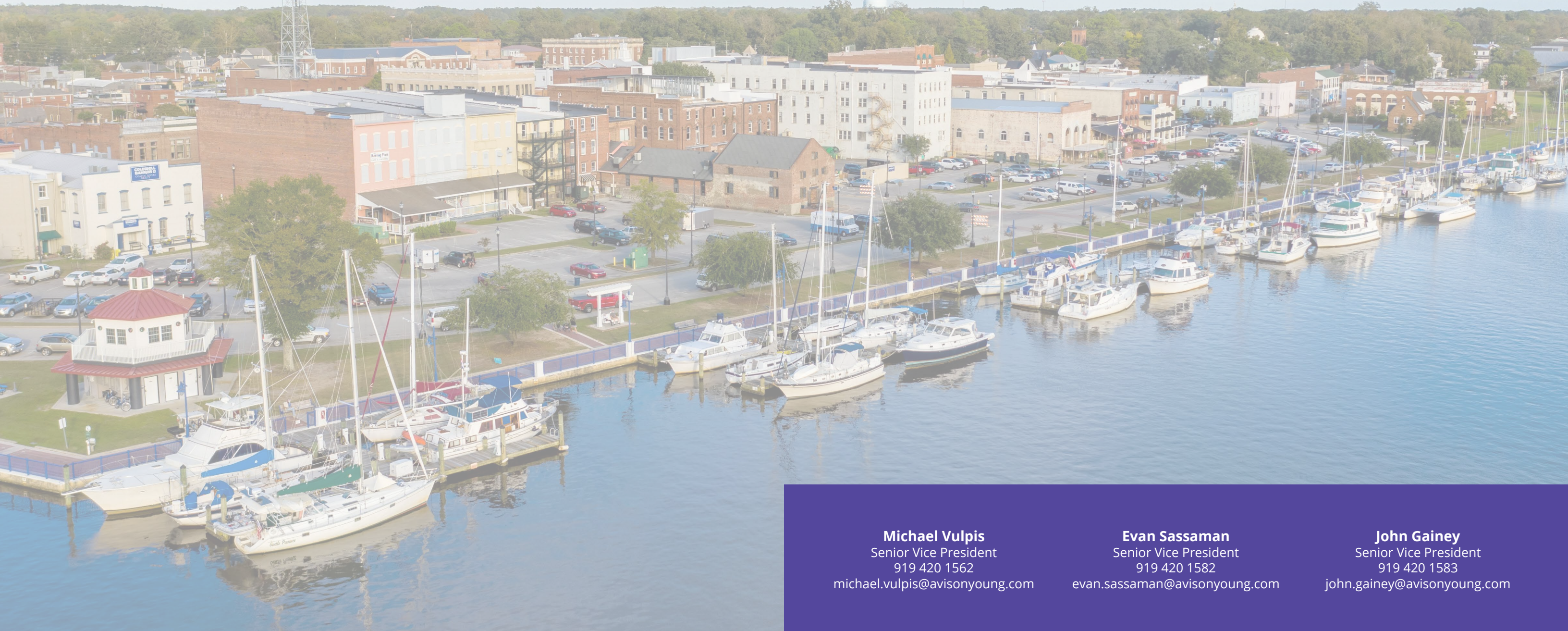
City of Washington

Nestled along the scenic banks of the Pamlico River, Washington, NC, also known as “Little Washington,” is a charming waterfront town rich in history and Southern hospitality. Washington is celebrated for its well-preserved historic architecture, lively arts scene, and scenic waterfront, making it a popular destination for both residents and visitors alike.

Washington offers a perfect blend of small-town charm and vibrant community life. Its downtown area features tree-lined streets, locally-owned boutiques, cafes, and restaurants, providing a welcoming environment for both business and leisure. The city's waterfront is a

central gathering place, offering picturesque views, a lively boardwalk, and marinas that attract boaters and outdoor enthusiasts. Washington's commitment to preserving its historic character is evident in its architecture and cultural offerings.

The City of Washington has emerged as a growing economic hub, attracting businesses that seek the advantages of a smaller, tight-knit community with access to larger metropolitan areas. Its strategic location offers proximity to Greenville, Raleigh, and the Research Triangle, while still maintaining the tranquility of a riverside town. The city's economic development is supported by strong infrastructure, affordable real estate, and a focus on fostering small businesses. Washington's commitment to historic preservation and sustainable growth makes it an attractive location for new business ventures, especially those interested in mixed-use, commercial, or retail developments.



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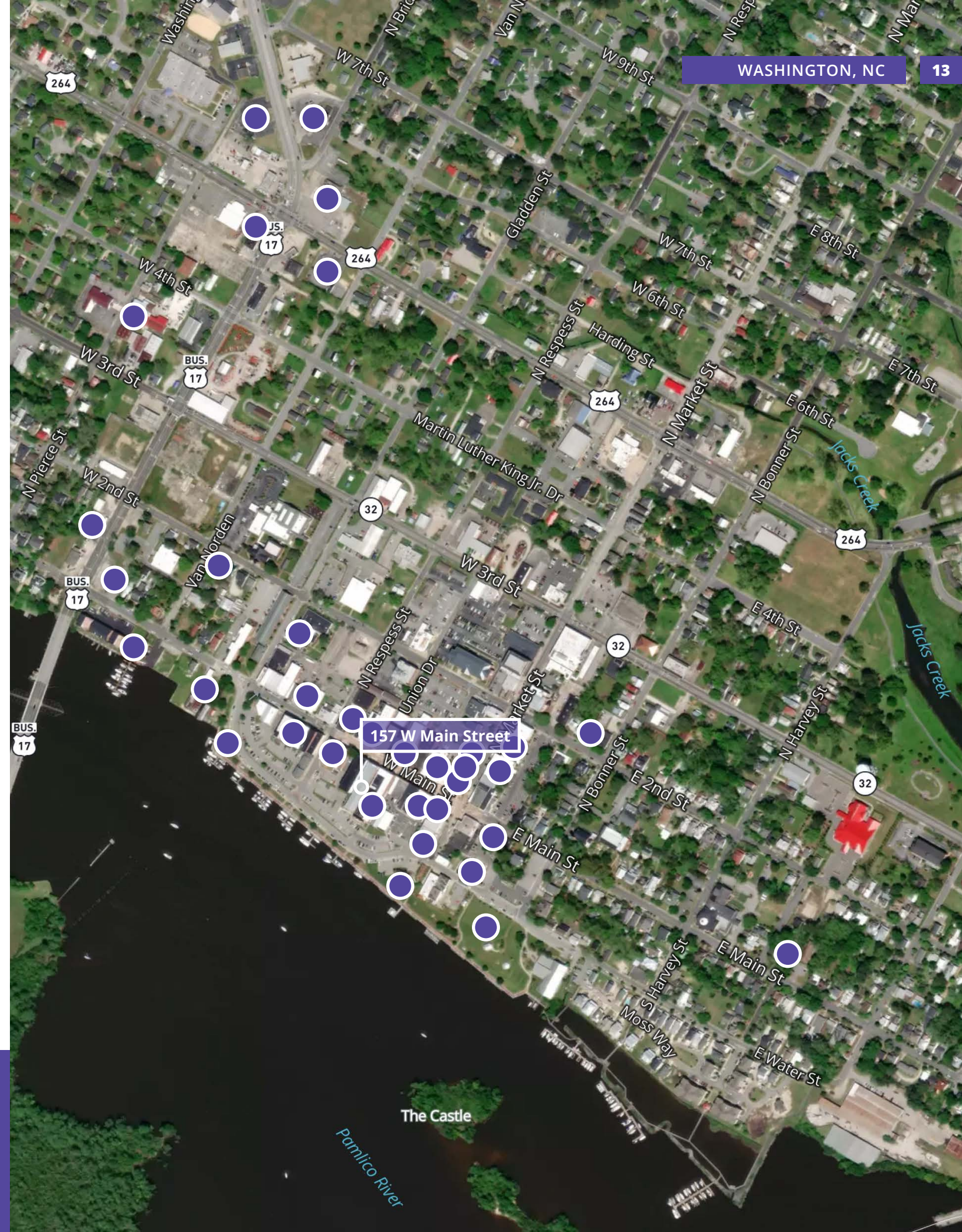
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Walkable amenities

- 1906 Bistro & Bourbon Bar
- Angi's Mexican Kitchen
- Bill's Hot Dogs
- Blu Farm to Table
- Boat Works Marina
- Boss Hog's Chicken & BBQ
- Brandy's
- Carryout by Chrislyn
- Dairy Palace
- Down on Mainstreet
- Econo Lodge
- Festival Park
- Frank's Pizza
- Giddy Up Coffee House
- Grub Brothers Eatery
- Havens Wharf
- Heartland Grill & Catering
- High Water Social
- Inner Banks Marina
- King Chicken
- Main Cup at Little Inn
- Marabella Italian Restuarant
- Market Street Pub
- Moss Landing Marina
- Mulberry House
- North Carolina Estuarium
- Pam's Diner
- Pamlico Boat Rentals
- Pamlico House
- Parle' Riverfront Restaurant & Bar
- Pitt Street Brewing on the Pamlico
- Ribeyes Steakhouse
- River Vibes
- Scoops Ice Cream
- Shep's Grill
- Sweet N' Sourdough
- The Bank Bistro & Bar
- The Ell Hotel
- The Elmwood 1820 Bed & Breakfast Inn
- The Fairfield Inn & Suites
- The Hackney
- The Hampton Inn
- The Little Inn on Main
- The Loft on Main
- The Tilted Cottage
- Tranters Creek Resort
- Two Rivers Ale House
- Val's Gourmet Baked Goods
- Washington Café
- Washington Crab & Seafood Shack
- Washington Crab Shack
- Washington Waterfront Docks
- Waterfront Park
- When Pigs Fly Inn

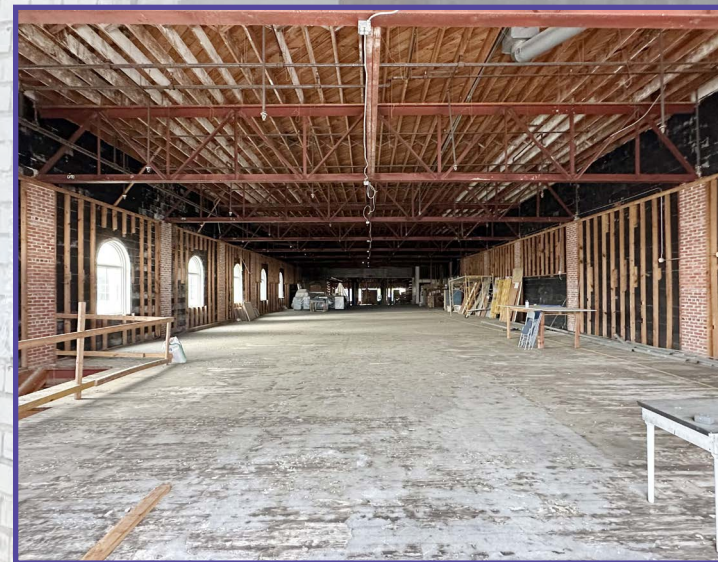
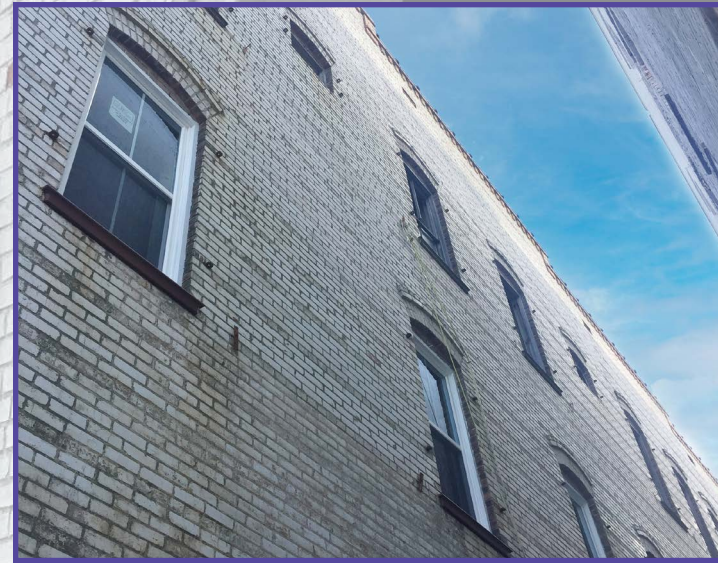
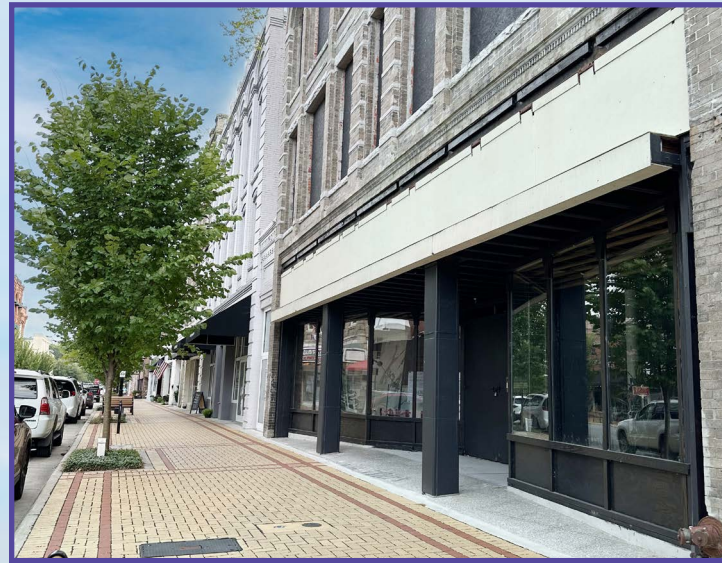


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Building photos



Modern techniques have been subtly integrated to enhance the building's longevity while honoring its past. The balance between preservation and modernization allows the building to stand as a bridge between its rich history and contemporary use.

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[avisonyoung.com](https://www.avisonyoung.com)

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