

For more information on this property, contact Edith Rowe at 2522026561 or edithrowebox@gmail.com

3719 N Croatan Highway, , NC 27949



Price: \$999,000

Listing ID: **131136**

Status: **Active**

Acres: **0.72**

Year Built: **1973**

Property Description:

This is a rare opportunity to secure a highly visible commercial property in Kitty Hawk's most heavily traveled corridors—an ideal setting for a wide range of business concepts well beyond traditional office use. Positioned on three-quarters of an acre with exceptional exposure along Highway 158, this property offers the flexibility today's entrepreneurs and investors are seeking, whether the vision is a restaurant, retail destination, service-based business, medical use, or hospitality concept. The site is well-suited for customer-focused operations, with two driveways providing direct access from the main highway, a drive-through window already in place, and ample on-site parking for 16 spaces. A proposed septic plan allows for expansion to accommodate a restaurant with up to 34 seats, opening the door to food and beverage concepts with indoor seating—an increasingly valuable asset in this high-traffic location. An attached list of permitted beach commercial uses further highlights the breadth of possibilities available here. Inside, the existing layout easily adapts to many future configurations. A large welcoming lobby, reception area with space for multiple workstations, four private offices, a fully equipped kitchen, two bathrooms, storage rooms, and attic space provide a solid framework that can evolve with changing business needs. Whether reimagined as retail space, professional suites, a medical practice, or a customer-oriented service operation, the building lends itself to creative re-use and thoughtful expansion. Zoned General Beach Commercial (BC-2), the property allows for a broad spectrum of uses, with generous development standards that add to its long-term value. Setbacks include 15 feet front, 10 feet side, and 20 feet rear, with maximum lot coverage of 60%—or up to 72% with permeable pavement—and a maximum building height of 35 feet. These allowances create meaningful opportunities for future growth or redevelopment. Currently leased through 2026, with the tenant covering all expenses, including taxes and insurance, the property offers immediate income along with significant upside potential. With its prime location, adaptable footprint, and zoning flexibility, this is a standout investment for anyone looking to establish or expand a commercial presence on the Outer Banks—today and for years to come.

Primary Features

County: Dare

Price Before Reduction: 1199000

Price Reduction Date: 2026-01-

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Property Sub Type: Office

Property Type: Commercial & Industrial

Year Built: 1973

Zoning: BC-1

Financial

Actual Income: 54000

Bank Or Institution Owned: No

Possession: Subject To Tenant Rights

Sale Or Rent: S

Gross Income Range: Call Agent

Short Sale: No

Tax Annual Amount: 5548

Tax Year: 2025

Additional

Business Or Real Estate: Bus/ Bldg/ LF Simple
 Commercial Features: Smoke Alarm
 Cumulative Days On Market: 69
 Current Use: Office
 Days On Market: 69

Listing Agreement: Exclusive Right To Sell
 Mls Status: (10) Active - Active
 Ownership: Owned More than 12 Months
 Permitted Use: Restaurant, Retail, Many
 Units Leased %: 100

Interior

Cooling: Heat Pump, Zoned
 Electronic Locks: None
 Flooring: Carpet, Tile, Vinyl
 Heating: Heat Pump, Zoned
 Insulation: Yes

Number Of Units Total: 1
 Office SqFt: 1815

External

Foundation Details: Slab
 Fuel Tanks: None
 Lot Description: Level
 Lot Faces: W
 Lot Size Dimensions: 221x155
 Lot Size SqFt: 31500

Parking Or Garage Features: 1-25
 Spaces,Parking Lot,Paved,Reserved
 Roads: Public,Paved
 Roof: Asphalt
 Sewer: Septic Tank
 Street Frontage: 221
 Waterfront Features: None
 Water Source: Public

Location

Flood Zone: X
 MLS Area Minor: Kitty Hawk between Hwys

Street Number Numeric: 3719



Listed by: Edith Rowe from Brindley Beach Vacations & Sales-Duck .

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