

10055785 811 Dickinson Avenue Greenville, NC 27834 **Active**
Comm Sale or Lease **Listing Office: Keller Williams Realty Points East** **Current Price: \$400,000**



City Limits: Yes **SqFt - Heated (Primary):** 2,600
County: Pitt
Location Type: Mainland **HOA:** No
Marketing City: Greenville **Lot Dimensions:** 74 x 35.2 building size
Subdivision: Other **Year Built:** 1922
Secondary Subdivision: N/A **Zoning:** CDF
New Construction: No
Sub-Type: Business
Garage: Masterlock
of Units: 0
Lot Acres: 0.08
Lot SqFt: 3,485

Heating System Fuel Source: None **Sale/Lease Includes:** Buildings
Cobra Zone: No **Deed Book:** 3843 **Plat Book:** 2
Deed Page: 773774 **Plat Page:** 243
PID: 4688202238 **Total Real Estate Property Taxes:** \$2,649.6
Tax Identifier: 003719 **Special Assessments:** None known
Tax Assessed Value: \$260,539
Tax Year: 2025

Marketing/Public Remarks: Location, location, location! Rare opportunity to own a commercial building in the heart of Uptown Greenville, North Carolina. Properties in this location are limited, and opportunities like this do not come along often. Situated on Dickinson Avenue in Greenville's uptown core, this building is surrounded by downtown businesses, dining, offices, and entertainment, just minutes from East Carolina University. The location offers excellent visibility and benefits from the energy of one of the city's most walkable and active districts. The building is currently in shell condition, providing a blank canvas for a buyer to bring their vision to life. This space is ideal for an owner-user, investor, or developer seeking flexibility and creative freedom in an Uptown setting. Uptown Greenville continues to experience growth and renewed interest, making this an excellent opportunity to secure a foothold in a highly desirable commercial corridor where demand for well-located space remains strong. Please note: ***811 Dickinson is the only building being sold. Sellers will subdivide the parcel prior to closing***. The subdividing of the property is currently underway and being completed by the seller. No private parking. Buyer to verify square footage.
Legal: 807-813 DICKINSON AVE 77.
Sign on Property: Yes
Directions to Property: From US-264, take the Greenville exit onto Stantonsburg Road toward downtown. Continue straight as Stantonsburg Road becomes Dickinson Avenue. Follow Dickinson Avenue for approximately 1 mile. 811 Dickinson Ave will be located on your right, just before the intersection with Memorial Drive.

Showing Instructions:

Showing Considerations:

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| Agreement Service: Full Service | Effective Date: 02/20/2026 | Status: Active |
| Agreement Type: Exclusive Right To Sell | Listing/Lease Price: \$400,000 | Status Change Date: 02/20/2026 |
| Owner: ELKCO LLC | Original List Price: \$400,000 | |
| Broker Owner: No | Prospect Exempt: No | |
| Seller Rep.: Has owned the property for at least one year | Stipulation of Sale: Standard | |
| | EMD Trust Account: No | |
| Cumulative DOM: 14 | | |
| Days on Market: 14 | | |
| Expiration Date: 08/31/2026 | | |
| Listing/Lease Price: \$400,000 | | |
| Price: | | |
| List Price/SqFt: \$153.85 | | |

| | Name | Office | Primary | Other Office | E-mail | Other Email |
|------------------------|--------------------------|--|--------------|--------------|------------------|-------------|
| Listing Member: | Shannon Hodges 219088 | Listing Office: Keller Williams Realty Points East C12924 | 252-341-1723 | 252-355-6000 | hodgsh@gmail.com | |

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