

100556199
Comm Sale or Lease

900 W Ehringhaus Street C, Elizabeth City, NC 27909
Listing Office: Rich Company

Active
Current Price: \$2,000



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|----------------------|------------|---------------------------------|--------------------------------|
| City Limits: | Yes | SqFt - Apx Total: | 1,500 |
| County: | Pasquotank | SqFt - Heated (Primary): | 1,500 |
| Location: | Mainland | SqFt - Total Available: | 0 |
| Type: | | Total Road Frontage: | 246 |
| Subdivision: | N/A | HOA: | No |
| Unit #: | C | Lot Dimensions: | +/- 376' x +/- 558' x +/- 246' |
| New: | No | | +/-516.08' |
| Construction: | | Year Built: | 2006 |
| Garage: | N/A | Zoning: | GB |
| Space: | Yes | | |
| # of Units: | 0 | | |
| Lot Acres: | 3.8 | | |
| Lot SqFt: | 165,528 | | |

Exterior Finish: Brick
Foundation: Slab
Terms: Cash
Flooring: Concrete; Tile
Current Use: Vacant

Heating System Fuel Source: Electric
Location: Shopping Center
Lease Terms: 1 Year or More
Lease Types: Gross
Owner Pays: Building Insurance; CAM Charges; Ext Bldg Maint; Pest Control

Parking Features: Parking Lot; Paved; Shared Driveway
Possession: See Remarks
Road Type/Frontage: 4+ Lanes; Public (City/Cty/St)
Showing Instructions: Call Listing Agent
Sale/Lease Includes: Buildings
Business Type: Professional/Office; Retail; Shopping Center; Business Service; Commercial; Franchise; Professional Service
Tenant Pays: Liability Insurance; All Utilities
Utilities: Electricity Available; Sewer Available; Water Available
Sewer: Public Sewer
Water Source: Municipal Water

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|--------------------|-------|---------------------------------|--------------|--|-------------|
| Deposit: | 2,000 | Deed Book: | 836 | Plat Book: | 10 |
| Lease Rate: | 16 | Deed Page: | 69 | Plat Page: | 35 |
| Cobra Zone: | No | Federal Flood Ins Avlbl: | Yes | Total Real Estate Property Taxes: | \$28,720.18 |
| | | PID: | 891307582061 | Special Assessments: | N/A |
| | | Tax Identifier: | 891307582061 | Tax Assessed Value: | \$2,284,400 |
| | | | | Tax Year: | 2026 |

Marketing/Public Remarks: 1,500 sqft commercial unit available on Ehringhaus Street for \$2,000/month, plus utilities. The space features one restroom and a rear storage area. Zoned General Business, the property allows for retail, professional, and personal service uses. The unit was most recently operated as a salon and includes two salon sinks, making it well suited for similar uses or easy conversion to other business types.
Agent Remarks: Tenant may take possession upon payment of first month's rent and deposit, along with proof of liability insurance listing the owner as an additional insured.
Legal: Conveyed to 900 EHRINGHAUS LLC
Sign on Property: Yes
Showing Instructions: Call broker for combo.
Appointment Contact: Alex Rich **Appt. Center Phone:** 252-256-1279
Directions to Property: If you are heading East on Ehringhaus Street, you will take the first driveway on the left after the S Griffin and W Ehringhaus intersection. If you are heading West on Ehringhaus, you will take the third driveway on your right after the Seldon and W Ehringhaus intersection.

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|-----------------------------|--|-----------------------------|------------|----------------------------|------------|
| Agreement Service: | Full Service | Effective Date: | 02/23/2026 | Status: | Active |
| Agreement Type: | Exclusive Right To Lease | Listing/Lease Price: | \$2,000 | Status Change Date: | 02/23/2026 |
| Owner: | 900 EHRINGHAUS LLC C/O LARRY TORRECH | Original List Price: | \$2,000 | | |
| Broker Owner: | No | Sale/Lease: | Lease | | |
| Seller Rep.: | Has owned the property for at least one year | Stipulation of Sale: | Standard | | |
| Cumulative DOM: | 1 | EMD Trust Account: | No | | |
| Days on Market: | 1 | | | | |
| Definition: | RE W/O Business | | | | |
| Expiration Date: | 02/27/2027 | | | | |
| Listing/Lease Price: | \$2,000 | | | | |
| List Price/SqFt: | \$1.33 | | | | |

| | Name | Office | Primary | Other Office | E-mail | Other Email |
|------------------------|---------------------|------------------------------|--------------|--------------|--------------------------|-------------|
| Listing Member: | Alex Rich 261159 | Listing Office: Rich Company | 252-256-1279 | 252-338-5432 | alexanderbrich@gmail.com | |

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