

100496839 170 W Hwy 158 Highway , Camden, NC 27921 Active
 Comm Sale or Lease Listing Office: Rich Company Current Price: \$245,000



City Limits: Yes SqFt - Apx Total: 1.42
 County: Camden SqFt - Heated (Primary): 0
 Location Type: Mainland Lot Dimensions: 207.48' x 297.79' x 218.3' x 299.1'
 Subdivision: Not In Subdivision
 Secondary Subdivision: N/A
 New Construction: No Year Built: 2025
 Zoning: Comm Core
 Sub-Type: Unimproved Land
 Garage: Masterlock
 Lot Acres: 1.42
 Lot SqFt: 61,855

Terms: 1031 Exchange; Cash; Conventional; Seller Financing
 Current Use: Commercial; Vacant

Heating System Fuel Source: None
 Location: Corner; Gen Bus District
 Lot Description: Corner Lot; Open Lot

Possession: At Closing
 Road/Trans Access: Airport: 6 - 10 Miles; County Highway: Less than 5 Miles; Interstate: 16+ Miles; Rail: Less than 5 Miles; State Highway: Less than 5 Miles
 Road Type/Frontage: 4+ Lanes; Paved; Public (City/Cty/St)
 Showing Instructions: Show Anytime
 Sale/Lease Includes: Land
 Business Type: Auto Related; Food Service; Medical; Professional/Office; Retail; Warehouse; Commercial; Professional Service
 Utilities: Water Available
 Water Source: Municipal Water; Public

Cobra Zone: No

Deed Book: DB 229
 Deed Page: 22
 PID: 028934011638060000
 Tax Identifier: 028934011638060000

Plat Book: PC3
 Plat Page: Slide 99A
 Special Assessments: N/A
 Tax Assessed Value: \$284,000
 Tax Year: 2025

Marketing/Public Remarks: Price reduced by \$54,000 on this 1.42AC commercial lot on Hwy 158 in Camden next to TowneBank. Owner financing available for qualified buyers. Asking price is \$39,000 below tax value. Excellent road frontage and zoned Commercial (Community Core). Wastewater would need to be handled by Septic Tank. Lot is 207'-218' wide and 297'-299' deep.

Agent Remarks: Show anytime

Legal: Fee Simple

Sign on Property: Yes

Showing Instructions: Show anytime

Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279

Directions to Property: On Hwy 158 in Camden next to TowneBank in front of the Trestles.

Agreement Service: Full Service

Effective Date: 03/26/2025

Status: Active

Agreement Type: Exclusive Right To Sell

Listing/Lease Price: \$245,000

Status Change Date: 03/26/2025

Owner: Bonney Owens & Twiford LLC

Original List Price: \$245,000

Broker Owner: No

Prospect Exempt: No

Seller Rep.: Has owned the property for at least one year

Sale/Lease: Sale

Cumulative DOM: 339

Stipulation of Sale: Standard

Days on Market: 339

EMD Trust Account: No

Definition: RE W/O Business

Expiration Date: 07/31/2026

Listing/Lease Price: \$245,000

Price:

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

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