


100543679 Comm Sale or Lease		8739 Caratoke Highway , Harbinger, NC 27941 Listing Office: Rich Company			Active Current Price: \$2,749,000
		City Limits:	Yes	SqFt - Apx Total:	16,160
		County:	Currituck	SqFt - Heated (Primary):	16,160
		Location Type:	Mainland	SqFt - Retail/Display:	14,039
		Marketing:	Harbinger	SqFt - Total Available:	16,160
		City:		SqFt - Warehouse:	3,131
		Subdivision:	N/A	HOA:	No
		New:	No	Lot Dimensions:	irregular, 164.74' road frontage
		Construction:		Year Built:	2006
		Garage:	N/A	Zoning:	GB
		# of Parking:	104		
		Spaces:			
		# of Units:	1		
		Lot Acres:	3.27		
		Lot SqFt:	142,441		
C & I Features: ADA Compliant; Drive In Door; Overhead Doors Construction: Block; Steel Frame Cooling: Central Air Exterior Finish: Block; Metal Siding Foundation: Slab Terms: 1031 Exchange; Cash; Conventional Flooring: Concrete Financial Info: Real Estate Taxes: 6,519.92 Current Use: Commercial; Retail			HOA and Neigh Amenities: Security Heating: Gas Pack; Heat Pump Heating System Fuel Source: Natural Gas Location: Freestanding; Gen Bus District Lot Description: Level Miscellaneous: Ceiling Height: 215,279; Current Use: OBX Harley Davidson		Parking Features: Asphalt; Concrete; Garage Faces Front; Lighted; On Site; Paved Possession: Negotiable; Subject To Tenant Rights; See Remarks Roof: Metal Road Type/Frontage: 4+ Lanes Showing Instructions: Appt Required; Call Listing Agent; Restricted Hours; Tenants; See Remarks Sale/Lease Includes: Buildings; Land Business Type: Auto Related; Business Flex; Industrial; Retail; Warehouse; Building Supply; Business Service; Commercial; Franchise; Wholesale Utilities: Electricity Connected; Natural Gas Connected Sewer: Septic Tank Water Source: Community Water
Cobra Zone:	No	Deed Book:	908	Plat Book:	G
Total City Real Estate Property Tax:	\$6,519.92	Deed Page:	40	Plat Page:	9
		Federal Flood Ins Avlbl:	Yes	Total Real Estate Property Taxes:	\$6,519.92
		PID:	013100000880000	Special Assessments:	0
		Tax Identifier:	013100000880000	Tax Assessed Value:	\$1,051,600
				Tax Year:	2025
Marketing/Public Remarks: Prime location on Hwy 158 in Harbinger just 2 miles from the bridge to the Outer Banks, this 16,160 sq ft building on 3.27AC has 164.74' of road frontage on Hwy 158, central HVAC throughout, natural gas connected, very high ceilings (27'9" at the ridge and 21'5" at the eaves). Showroom is 14,039 sq ft (101' by 139') with two restrooms and several sales offices, service portion with 14' high roll up steel door is 3,131 sq ft (101' by 39') which includes storage in the back. Standing Seam metal roof and large covered front entry. Expansive parking with 104 spaces, multiple outbuildings and covered picnic areas. Agent Remarks: Outer Banks Harley Davidson is an operating business that is open Wednesday through Saturday. Prequalified buyers can schedule a showing for a Monday or Tuesday when the store is closed or you are welcome to preview portions of the building if you stop by and appear to be shopping but do not discuss the sale with any employees. Legal: MDS Investments recombination plat PC G SL 9 Sign on Property: No Showing Instructions: See Remarks Appointment Contact: Alex Rich Center Phone: 252-256-1279 Directions to Property: On Highway 158 across from Harbinger Post Office 2 miles before the Wright Memorial Bridge.					
Agreement Service:	Full Service	Effective Date:	12/02/2025	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing/Lease Price:	\$2,749,000	Status Change Date:	12/02/2025
Owner:	MDS Investments LLC	Original List Price:	\$2,749,000		
Broker Owner:	No	Prospect Exempt:	No		
Seller Rep.:	Has owned the property for at least one year	Sale/Lease:	Sale		
		Stipulation of Sale:	Standard		
		EMD Trust Account:	No		
Cumulative DOM:	4				
Days on Market:	4				
Definition:	RE W/O Business				
Expiration Date:	11/30/2026				
Listing/Lease Price:	\$2,749,000				
List Price/SqFt:	\$170.11				
Listing Member:	Name Alex Rich 261159	Office Listing Office: Rich Company	Primary 252-256-1279	Other Office 252-338-5432	E-mail alexanderbrich@gmail.com Other Email

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Alex Rich on Friday, December 05, 2025 11:05 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.