

100543679 Comm Sale or Lease	8739 Caratoke Highway, Harbinger, NC 27941 Listing Office: Rich Company	Active Current Price: \$2,749,000
	<p>City Limits: Yes County: Currituck Location Type: Mainland Marketing: Harbinger City: Subdivision: N/A New: No Construction: Garage: N/A # of Parking Spaces: 104 # of Units: 1 Lot Acres: 3.27 Lot SqFt: 142,441</p>	<p>SqFt - Apx Total: 16,160 SqFt - Heated (Primary): 16,160 SqFt - Retail/Display: 14,039 SqFt - Total Available: 16,160 SqFt - Warehouse: 3,131 HOA: No Lot Dimensions: irregular, 164.74' road frontage Year Built: 2006 Zoning: GB</p>
<p>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</p>	<p>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</p>	<p>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</p>
<p>Cobra Zone: No Total City Real Estate Property Tax: \$6,519.92</p>	<p>Deed Book: 908 Deed Page: 40 Federal Flood Ins Avlbl: Yes PID: 013100000880000 Tax Identifier: 013100000880000</p>	<p>Plat Book: G Plat Page: 9 Total Real Estate Property Taxes: \$6,519.92 Special Assessments: 0 Tax Assessed Value: \$1,051,600 Tax Year: 2025</p>
<p>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.</p> <p>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.</p> <p>Legal: MDS Investments recombination plat PC G SL 9</p> <p>Sign on Property: No</p> <p>Showing Instructions: See Remarks</p> <p>Appointment Contact: Alex Rich Appt. Center Phone: 252-256-1279</p> <p>Directions to Property: On Highway 158 across from Harbinger Post Office 2 miles before the Wright Memorial Bridge.</p>		
<p>Agreement Service: Full Service</p> <p>Agreement Type: Exclusive Right To Sell</p> <p>Owner: MDS Investments LLC</p> <p>Broker Owner: No</p> <p>Seller Rep.: Has owned the property for at least one year</p> <p>Cumulative DOM: 4</p> <p>Days on Market: 4</p> <p>Definition: RE W/O Business</p> <p>Expiration Date: 11/30/2026</p> <p>Listing/Lease Price: \$2,749,000</p> <p>Price:</p> <p>List Price/SqFt: \$170.11</p>	<p>Effective Date: 12/02/2025</p> <p>Listing/Lease Price: \$2,749,000</p> <p>Original List Price: \$2,749,000</p> <p>Prospect Exempt: No</p> <p>Sale/Lease: Sale</p> <p>Stipulation of Sale: Standard</p> <p>EMD Trust Account: No</p>	<p>Status: Active</p> <p>Status Change Date: 12/02/2025</p>
<p>Listing Member: Name: Alex Rich 261159</p>	<p>Office: Listing Office: Rich Company</p>	<p>Primary Office: 252-256-1279</p> <p>Other Office: 252-338-5432</p> <p>E-mail: alexanderbrich@gmail.com</p> <p>Other Email:</p>

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