

<b>100508974</b>		<b>1831 Weeksville Road , Elizabeth City, NC 27909</b>		<b>Active</b>	
<b>Comm Sale or Lease</b>		<b>Listing Office: Rich Company</b>		<b>Current Price: \$1,827</b>	
	<b>City Limits:</b>	Yes	<b>SqFt - Heated</b>	1,200	
	<b>County:</b>	Pasquotank	<b>(Primary):</b>		
	<b>Location Type:</b>	Mainland	<b>HOA:</b>	No	
	<b>Subdivision:</b>	Not In Subdivision	<b>Lot Dimensions:</b>	403.11' x 216.11'	
	<b>Secondary Subdivision:</b>	N/A	<b>Year Built:</b>	1998	
	<b>New Construction:</b>	No	<b>Zoning:</b>	GB	
	<b>Garage:</b>	N/A			
	<b># of Parking Spaces:</b>	101			
	<b># of Units:</b>	5			
	<b>Lot Acres:</b>	2			
<b>Lot SqFt:</b>	87,120				
<b>Construction:</b> Block; Steel Frame <b>Cooling:</b> Central Air <b>Exterior Finish:</b> Block; Glass; Metal Siding <b>Foundation:</b> Slab <b>Terms:</b> Cash <b>Fuel Tank:</b> None <b>Flooring:</b> Concrete; LVT/LVP <b>Current Use:</b> Retail; Vacant		<b>HOA and Neigh Amenities:</b> Maint - Grounds; Sewer; Sidewalk; Street Lights; Trash; Water <b>Heating:</b> Heat Pump <b>Heating System Fuel Source:</b> Electric <b>Location:</b> Corner; Gen Bus District; Shopping Center <b>Lot Description:</b> Corner Lot <b>Lease Terms:</b> 1 Year or More <b>Lease Types:</b> Net <b>Miscellaneous:</b> Ceiling Height: 12 <b>Owner Pays:</b> Building Insurance; CAM Charges; Storm Water Fee; Trash Removal; Yard Maint		<b>Parking Features:</b> Asphalt; Attached; Off Street; Parking Lot <b>Possession:</b> See Remarks <b>Road/Trans Access:</b> Airport: Less than 5 Miles; County Highway: Less than 5 Miles; Port: 16+ Miles; Rail: 6 - 10 Miles; State Highway: Less than 5 Miles <b>Roof:</b> Metal <b>Road Type/Frontage:</b> 4+ Lanes <b>Showing Instructions:</b> Call Listing Agent; Lockbox <b>Sale/Lease Includes:</b> Buildings <b>Business Type:</b> Food Service; Medical; Professional/Office; Retail; Shopping Center; Business Service; Commercial; Franchise; Professional Service <b>Tenant Pays:</b> Taxes; All Utilities; Insurance <b>Water Heater:</b> Electric <b>Utilities:</b> Electricity Connected; Natural Gas Available <b>Sewer:</b> Municipal Sewer <b>Water Source:</b> Public	
<b>Deposit:</b>	1,700	<b>Deed Book:</b>	738	<b>Plat Book:</b>	7
<b>Lease Rate:</b>	18	<b>Deed Page:</b>	302	<b>Plat Page:</b>	50
<b>Cobra Zone:</b>	Yes	<b>Federal Flood Ins Avlbl:</b>	Yes	<b>Total Real Estate Property</b>	\$24,462.57
<b>Total City Real Estate Property</b>	\$11,928.03	<b>PID:</b>	892317101886	<b>Taxes:</b>	N/A
<b>Tax:</b>		<b>Tax Identifier:</b>	892317101886	<b>Special Assessments:</b>	\$2,021,700
				<b>Tax Assessed Value:</b>	2022
<b>Marketing/Public Remarks:</b> 20' by 60' commercial unit with high ceilings, one office and one restroom. Formerly a photography studio. <b>Agent Remarks:</b> Lockbox with master key is on the door of unit A, call Broker for combo. <b>Legal:</b> Fee Simple <b>Sign on Property:</b> Yes <b>Showing Instructions:</b> Call Broker for appointment <b>Appointment Contact:</b> Alex Rich <b>Appt. Center Phone:</b> 252-256-1279 <b>Directions to Property:</b> On Weeksville Road at the corner of Industrial Park Drive					
<b>Agreement Service:</b>	Full Service	<b>Effective Date:</b>	05/21/2025	<b>Status:</b>	Active
<b>Agreement Type:</b>	Exclusive Right To Lease	<b>Listing/Lease Price:</b>	\$1,827	<b>Status Change Date:</b>	05/21/2025
<b>Owner:</b>	Hoffer Center, Inc.	<b>Original List Price:</b>	\$1,827		
<b>Broker Owner:</b>	No	<b>Sale/Lease:</b>	Lease		
<b>Seller Rep.:</b>	Has owned the property for at least one year	<b>Stipulation of Sale:</b>	Standard		
<b>Cumulative DOM:</b>	2	<b>EMD Trust Account:</b>	No		
<b>Days on Market:</b>	2				
<b>Definition:</b>	RE W/O Business				
<b>Expiration Date:</b>	03/31/2026				
<b>Listing/Lease Price:</b>	\$1,827				