



110 GOLFIN DOLPHIN DR.

2022 BUILT | 2.51 ACRES | CAPE CARTERET, NC

FOR SALE



EXCLUSIVELY LISTED BY



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Property Summary

Sales Summary



Property Description:

This Class A veterinary facility offers two exceptional buildings on 2.5 acres in one of the most desirable coastal markets in North Carolina. The main building consists of 7,616 square feet, purpose-built as a state-of-the-art veterinary hospital, with an efficient layout and premium finishes. A second 3,332-square-foot building was designed to accommodate a pet spa and boarding facility, creating a complementary business opportunity on site.

The property features ample parking, professional landscaping, and a well-planned site design that supports high functionality and client convenience. Located in Cape Carteret, a resort community known for its coastal charm and high-quality lifestyle, the property benefits from strong demographics and a growing population—an ideal foundation for a thriving veterinary practice and companion pet services.

This unique offering provides both an exceptional location and a rare turnkey opportunity to establish or expand a veterinary business in a fast-growing, high-demand market.

Property Details

Address	110 Gofin Dolphin Dr
Market	Eastern North Carolina
County	Carteret
Type	Office
Lot Size	2.51 ac
Zoning	B-20 (Office/Medical Use)

Building Details

Year Built	2022
# of Buildings	2
Total Building Size	10,948

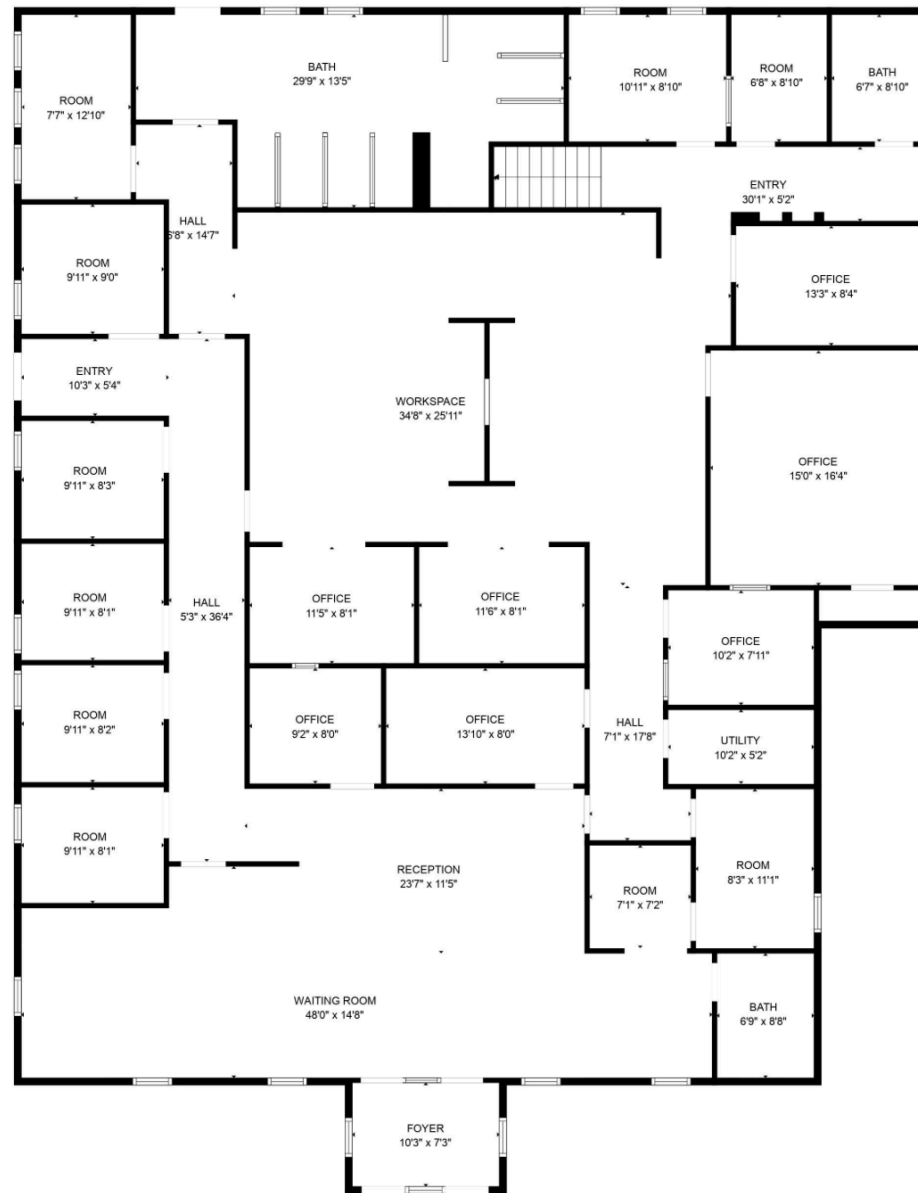




Parcel Outline



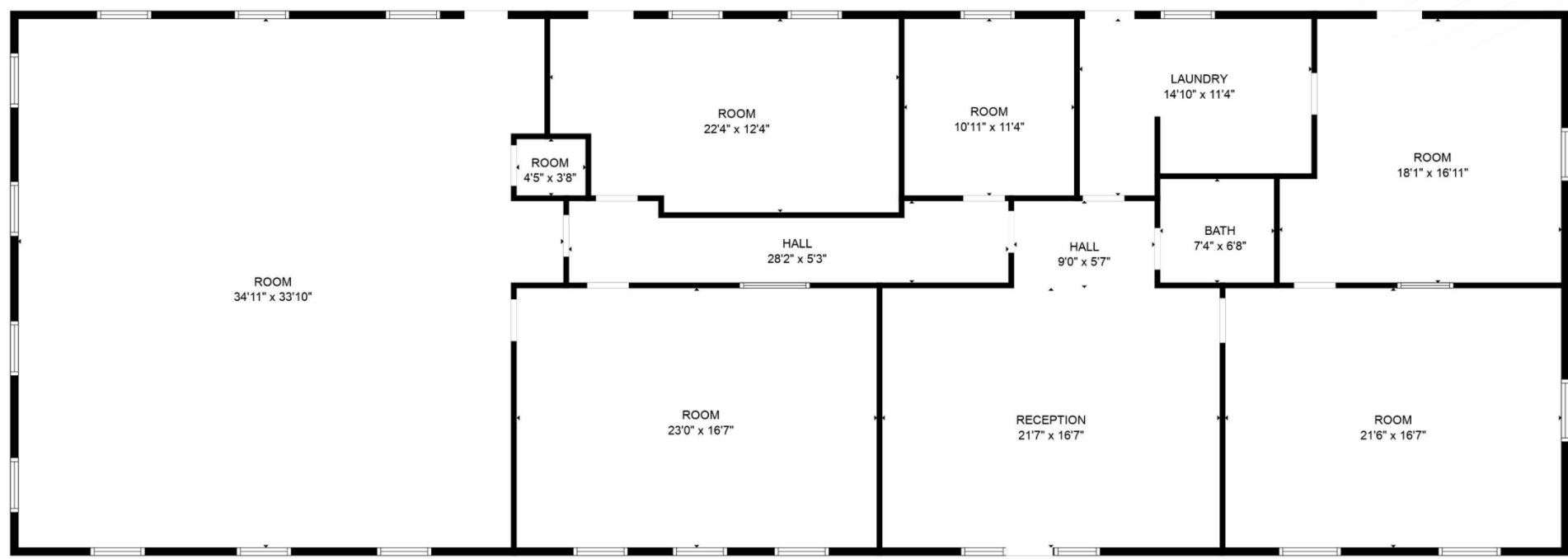
Floor Plan (Building 1)



TOTAL: 5763 sq. ft

BELOW GROUND: 4477 sq. ft, FLOOR 2: 1286 sq. ft
EXCLUDED AREAS: WALLS: 220 sq. ft

Floor Plan (Building 2)



An aerial photograph of a property featuring a large building with a red-tiled roof and light blue siding. The building has a gabled section and several windows. In front of the building is a paved parking lot with several cars parked. To the right of the main building is a smaller, white, rectangular structure with a green ramp. The surrounding area includes grassy fields, some trees, and a road in the background.

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Market Summary

Market Overview



Cape Carteret, NC

Cape Carteret is a small town in western Carteret County, North Carolina, situated along NC-24 and bordering Bogue Sound. The town provides direct access to Emerald Isle via the Cameron Langston Bridge and is approximately 20 miles from Morehead City and 30 miles from Jacksonville. Cape Carteret covers about 2.3 square miles and has a population of roughly 2,300 residents, according to recent U.S. Census estimates. Its location offers convenient access to nearby military installations, including Marine Corps Base Camp Lejeune, and to the amenities of the Crystal Coast region.

21st Century Software Technologies (21CS) Moves HQ to Morehead City



21CS recently relocated its global headquarters from Boston to Morehead City, investing \$455,000 in the move and creating 25 new high-skill jobs focused on software engineering and technical support. The average salary for these new positions is about \$87,920/year, which more than doubles the county's average income. In addition to revitalizing a previously vacant building in Morehead City's Midtown West, this move brings an estimated \$2.2 million in annual payroll to the region and signals strong opportunities in technology growth for Carteret County.

[read article](#)

Crosley Home Products Establishes HQ in Cedar Point



Crosley Home Products, a long-standing brand known for household appliances, has moved its headquarters from Concord to Cedar Point in Carteret County. The relocation aligns the company closer to Eastern North Carolina, allowing it to tap into local roots of its leadership and workforce, while reinforcing its commitment to expand service and distribution channels in the U.S., Canada, and Latin America. Establishing the HQ here enhances the regional office market by bringing in administrative, marketing, and support functions, boosting job diversity, and increasing demand for quality office space in Carteret.

[read article](#)

Surrounding Businesses

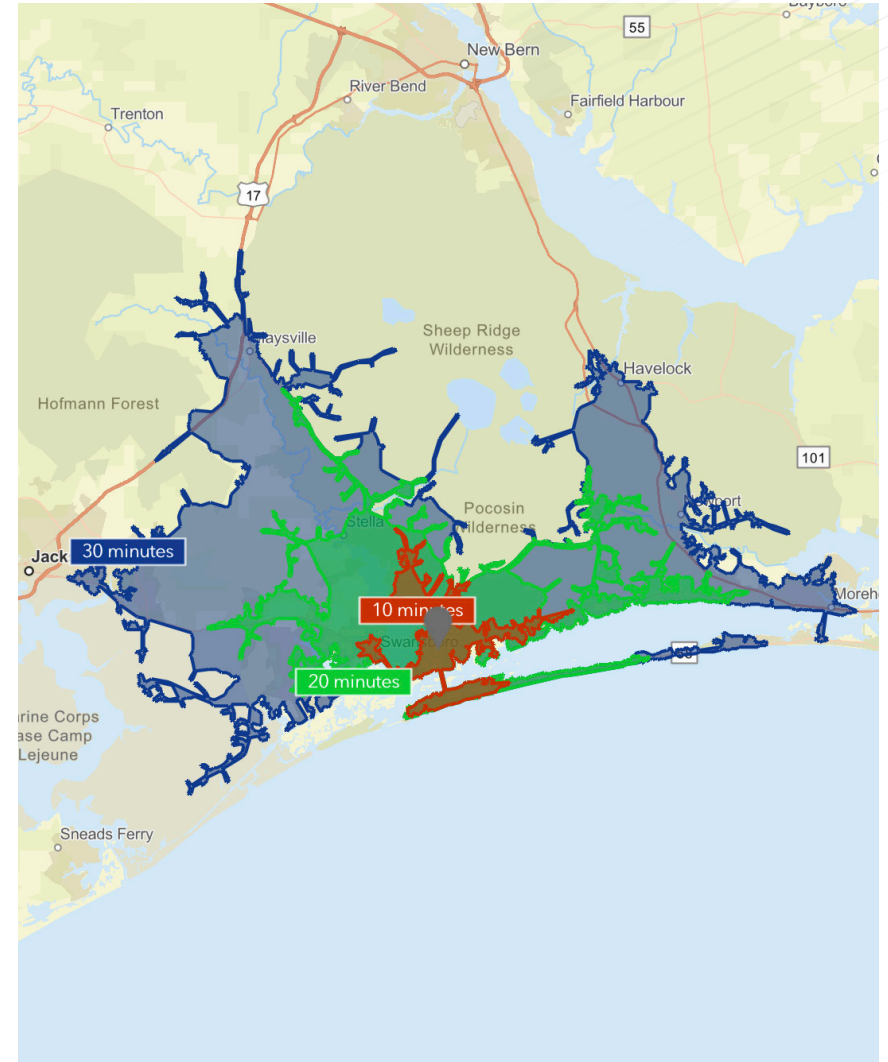


Demographics

Population	10 Mins	20 Mins	30 Mins
Total Population	10,053	31,461	77,514
Median Age	52	45	41

Households & Income	10 Mins	20 Mins	30 Mins
Total Households	4,399	12,970	31,943
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$108,825	\$93,210	\$84,155
Average Home Value	\$482,583	\$376,120	\$299,598

Demographics data derived from AlphaMap (2025)



An aerial photograph of an industrial and commercial area. In the foreground, there are several large, light-colored industrial buildings with white roofs. To the left, there are two smaller, light-colored buildings with red roofs. A large parking lot with many cars is visible between the buildings. In the background, there is a large body of water, possibly a bay or a lake, under a blue sky with scattered white clouds. The image is overlaid with a dark blue semi-transparent layer on the left side, where the text and number are located.

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Financial Summary

Cash Flow Projections

	2025	2026	2027	2028	2029	2030
CASH FLOW PROJECTIONS	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6
Potential Rental Income	\$328,440	\$338,293	\$348,442	\$358,895	\$369,662	\$380,752
Vacancy & Credit Losses	\$(16,422)	\$(16,915)	\$(17,422)	\$(17,945)	\$(18,483)	\$(19,038)
Effective Rental Income	\$312,018	\$321,379	\$331,020	\$340,950	\$351,179	\$361,714
GROSS OPERATING INCOME	\$312,018	\$321,379	\$331,020	\$340,950	\$351,179	\$361,714
Operating Expenses						
Utilities	\$(5,000)	\$(5,150)	\$(5,305)	\$(5,464)	\$(5,628)	\$(5,796)
Landscaping	\$(2,500)	\$(2,575)	\$(2,652)	\$(2,732)	\$(2,814)	\$(2,898)
Repairs & Maintenance	\$(2,500)	\$(2,575)	\$(2,652)	\$(2,732)	\$(2,814)	\$(2,898)
Miscellaneous	\$(2,500)	\$(2,575)	\$(2,652)	\$(2,732)	\$(2,814)	\$(2,898)
Real Estate Taxes	\$(13,241)	\$(13,638)	\$(14,047)	\$(14,469)	\$(14,903)	\$(15,350)
Property Insurance	\$(15,000)	\$(15,450)	\$(15,914)	\$(16,391)	\$(16,883)	\$(17,389)
Management Cost	\$18,721	\$19,283	\$19,861	\$20,457	\$21,071	\$21,703
GROSS OPERATING EXPENSES	\$(22,020)	\$(22,681)	\$(23,361)	\$(24,062)	\$(24,784)	\$(25,527)
% OF Expenses Recoverable	100%	100%	100%	100%	100%	100%
Cost Recovery (Expense Reimbursements)	\$22,020	\$22,681	\$23,361	\$24,062	\$24,784	\$25,527
EFFECTIVE OPERATING EXPENSES	\$-	\$-	\$-	\$-	\$-	\$-
NET OPERATING INCOME	\$312,018	\$321,379	\$331,020	\$340,950	\$351,179	\$361,714

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by The Overton Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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