


100474923		513 E Main Street , Elizabeth City, NC 27909		Active	
Comm Sale or Lease				Current Price: \$459,000	
		City Limits:	Yes	SqFt - Apx Total:	4,611
		County:	Pasquotank	SqFt - Heated	4,611
		Location Type:	Mainland	(Primary):	
		Marketing City:	Elizabeth City	Lot Dimensions:	25'w by 85'
		Subdivision:	N/A	Year Built:	1927
		New	No	Zoning:	CB
		Construction:			
		Garage:	N/A		
		Lot Acres:	0.05		
		Lot SqFt:	2,265		
Cooling: Central; Heat Pump		Heating: Gas Pack; Heat Pump		Parking Features: Public; Street Only	
Foundation: Slab		Heating System Fuel Source: Natural Gas		Possession: At Closing	
Terms: Cash; Conventional		Location: Cent Business District; Historic District		Roof: Membrane	
Current Use: Commercial; Vacant				Road Type/Frontage: 2 - 3 Lanes	
				Showing Instructions: Call Listing Agent; Lockbox; Vacant	
				Sale/Lease Includes: Buildings; Land	
				Sub-Type: Mixed Use; Retail; Commercial	
				Utilities: City Water; Electricity Connected; Municipal Sewer; Natural Gas Connected	
Cobra Zone:	No	Deed Book:	1458	Plat Book:	DB 66
Total City Real Estate Property Tax:	\$1,425.44	Deed Page:	669	Plat Page:	PG 570
		PID:	891308990384	Total Real Estate Property Taxes:	\$2,923.36
		Tax Identifier:	891308990384	Special Assessments:	N/A
				Tax Assessed Value:	\$241,600
				Tax Year:	2022
Marketing/Public Remarks: Iconic Downtown EC's Selig's building was built in 1927 and has one of the most ornate facades in town. Building is currently 4,611 square feet (83' deep 26' wide)with 15' ceiling height on the first floor and 11'6"-12'6" second floor ceiling height. 2,158 square feet per floor with a 295 sq ft boiler room on the back of first floor. Seller had plans drawn up in 2023 show ability to have 4773 sq ft of area possible by putting a 2nd story on the boiler room. Building was purchased in 2022 with plans to renovate into 675 sf of 1st floor retail with a 2br 1,591 sf apartment in the rear of the 1st floor, redo the existing +/- 520 sf 1br apartment on the front of the 2nd floor and build out a new 1,987 sf 2br apartment in the rear of 2nd floor. Owners have gutted both floors but decided to sell after having trouble finding a GC to complete the plans. New rubber membrane roof was installed in 2010.					
Legal: Fee Simple					
Sign on Property: No					
Directions to Property: Downtown on Main Street across from AOA and Kramer building.					
Broker Owner:	Yes	Effective Date:	11/07/2024	Status:	Active
Seller Rep.:		Listing/Lease Price:	\$459,000		
Days on Market:	20	Prospect Exempt:	No		
		Sale/Lease:	Sale		
Listing/Lease Price:	\$459,000	Stipulation of Sale:	None		
List Price/SqFt:	\$99.54				

Alex Rich
Rich Company

Office Address: 204 S. Poindexter St.
Elizabeth City, NC 27909
Phone: 252-256-1279
Office Phone: 252-338-5432
Cell: 252-256-1279
Licensed in North Carolina

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