


100488312		1903 W Church Street Street , Elizabeth City, NC 27909		Active
Comm Sale or Lease				Current Price: \$1,100,000
	<b>City Limits:</b>	No	<b>SqFt -</b>	0
	<b>County:</b>	Pasquotank	<b>Heated</b>	
	<b>Location</b>	Mainland	<b>(Primary):</b>	
	<b>Type:</b>		<b>Lot</b>	514.91'x177.04'x604.44'x193.56'x108.23'x251.19'
	<b>Subdivision:</b>	N/A	<b>Dimensions:</b>	
	<b>New</b>	No	<b>Year Built:</b>	2005
	<b>Construction:</b>		<b>Zoning:</b>	City I-1
	<b>Sub-Type:</b>	Land		
	<b>Garage:</b>	N/A		
	<b>Lot Acres:</b>	3.94		
<b>Lot SqFt:</b>	171,626			
<b>Terms:</b> 1031 Exchange; Cash; Conventional		<b>Heating System Fuel Source:</b> None		<b>Possession:</b> At Closing
<b>Current Use:</b> Commercial; Vacant		<b>Location:</b> Corner; Gen Bus District		<b>Road/Trans Access:</b> Airport: 6 - 10 Miles; Interstate: Less than 5 Miles; Rail: Less than 5 Miles; State Highway: Less than 5 Miles
		<b>Lot Description:</b> Corner Lot; Level; Open		<b>Road Type/Frontage:</b> 2 - 3 Lanes; 4+ Lanes; Interstate in 5 Miles; Paved; Public (City/Cty/St)
				<b>Showing Instructions:</b> Show Anytime
				<b>Sale/Lease Includes:</b> Land
				<b>Sub-Type:</b> Food Service; Hotel/Motel; Industrial; Medical; Office; Retail; Self Storage; Shopping Center; Unimproved; Warehouse; Commercial
				<b>Utilities:</b> City Water; Community Sewer Available; Natural Gas Available; See Remarks
<b>Cobra Zone:</b>	No	<b>Deed Book:</b>	1073	<b>Plat Book:</b>
<b>Total City Real Estate Property Tax:</b>	\$0	<b>Deed Page:</b>	495	<b>Plat Page:</b>
		<b>Federal Flood Ins Avlbl:</b>	Yes	<b>Total Real Estate Property Taxes:</b>
		<b>PID:</b>	890302889929	<b>Special Assessments:</b>
		<b>Tax Identifier:</b>	890302889929	<b>Tax Assessed Value:</b>
				<b>Tax Year:</b>
<b>Marketing/Public Remarks:</b> Price reduced by \$195,000 on this prime 3.94AC parcel of land with 514.91' frontage on Halstead Ext, 604.44' fronting W Church St (Ext), and 177.04' on Ridgefield Drive that connects Halstead & Church. Traffic counts are 20,000 vehicles per day on Halstead Ext. Sewer line has been run on property but it would need to be annexed into the City limits to get City Sewer, Water, and Zoning. This process should be able to occur simultaneously with site plan approval. Subdividing property may be considered on a case by case basis. Approximately 3 of the 3.94AC are not in the flood zone, +/-0.3AC in X flood zone and +/-0.6AC in AE flood zone. Manager of LLC that owns property is a NC Licensed Real Estate Broker.				
<b>Legal:</b> Fee Simple				
<b>Sign on Property:</b> Yes				
<b>Directions to Property:</b> On Halstead Blvd Extended across from IHOP and Three Amigos.				
<b>Broker Owner:</b>	Yes	<b>Effective Date:</b>	02/11/2025	<b>Status:</b>
<b>Seller Rep.:</b>		<b>Listing/Lease Price:</b>	\$1,100,000	Active
<b>Days on Market:</b>	1	<b>Prospect Exempt:</b>	No	
		<b>Sale/Lease:</b>	Sale	
<b>Listing/Lease Price:</b>	\$1,100,000	<b>Stipulation of Sale:</b>	None	
<b>Price:</b>				

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