

ALL FIELDS DETAIL



MLS #	97147	Bank Owned Y/N	No
Class	COMMERCIAL/INDUSTRIAL	Potential Short Sale	No
Type	Retail	Business/Real Estate	Bldg/Land Simple
Asking Price	\$495,000	Gross Income Range	Call Agent
Address	39197 Weakfish Drive	Approx.Lot SqFt	44538
Area	Avon Soundside		
City	Avon		
State	NC		
Status	Active		
Waterfront Location	Creekfront		
Sale/Rent	For Sale		
Days On Market	211		
Virtual Tour	Virtual Tour		



GENERAL

Headline	Packed With Business Potential	Pin #	See Broker Notes
Unit/Lot #	Lot 259 &4-5	Agent	Thomas L Hranicka - C: 252-305-1556
Agent License #	135133	Listing Office 1	Outer Beaches Realty - Avon - Main: 252-995-6041
Office License Number	C2305	Comp BA %	3.0
Comp BA Fee/Bonus \$	0	Comp SA %	0
Comp SA Fee/Bonus \$	0	Var Rate Comp.	No
County	Dare	Listing Date	7/18/2017
Expiration Date	7/31/2018	Year Built	1970
Listing Type	Exclusive Right Sell	Water Frontage	193
Street Frontage	323	Lot Faces (N,E,W,S)	E/S
Zoning	C-2	Subdivision	Hatteras Colony
Full Subdivision Name	Hatteras Colony Sec 4 & Allantlc Estates Sec 3&4	Current Use	Retail
Section	4/3 & 4	Deed Book	1930
Deed Book Pg#	0259	# of Units	1
% of Units Leased	0	Retail Sq Ft	1,512
Tax ID	27915	IDX Include	Y
VOW Include	Yes	VOW Address	Yes
VOW Comment	Yes	VOW AVM	Yes
Update Date	1/30/2018	Status Date	7/18/2017
HotSheet Date	7/18/2017	Price Date	7/18/2017
Input Date	7/18/2017 11:30 AM	Associated Document Count	5
Original Price	\$495,000	HOA Contact Name	NA
HOA Contact Info (Recom)	NA	Agent Hit Count	125
Client Hit Count	38	Cumulative DOM	211
Directions	Hwy 12 to Weakfish Drive. Building on corner & adjacent undeveloped lot.	Zip	27915
Limited Service	No	Picture Count	15
Owner 1	TomLex, LLC	Input Date	7/18/2017 11:30 AM
Update Date	1/30/2018 11:43 AM		

FEATURES

LOT DESCRIPTION	PARKING/GARAGE	HEATING	FINANCING OPTIONS
Corner	1-25 Spaces	Central	Cash
Level	Parking Lot	Electric	Commercial
Water Frontage	Paved	Heat Pump	POSSESSION
VIEW DESCRIPTION	Off Street	AIR CONDITIONING	At Closing
Creek	ROADS	Central	SHOWING INSTRUCTION
PROPERTY FEATURES	Paved	Heat Pump	Call Agent
Pole Sign	Public	WATER	EL LB-No CBS
CONSTRUCTION	FLOOR COVERING	Municipal Water	Vacant
Frame	Carpel	SEWER/SEPTIC	LISTING RESTRICTIONS
Wood	Ceramic Tile	Private Septic	Exclusions
FOUNDATION	Vinyl	COMMERCIAL FEATURES	FLOOD ZONE
Piling	Wood	Handicap Features	AE
ROOF		Smoke Alarm	VE
Asphalt/Fiber Shingle			

FINANCIAL

Taxes \$2,741.56

Tax Year 2016

Ownership Owned More than 12 Months

REMARKS

Remarks Exceptional opportunity to purchase a retail building and the adjacent 0.83 acre undeveloped waterfront lot. Both parcels combined offer 239 feet of Hwy 12 exposure. Located in north Avon on the corner of Hwy 12 & Weakfish Drive, this property, previously used as a cottage design center and a Nags Head Hammock store, would be ideal for a variety of businesses. The large undeveloped parcel featuring 193 feet of creek frontage provides significant potential for expansion. Priced to sell, this commercial offering is worth your careful consideration!

BROKERS NOTES

Brokers Notes 1) Pin for 39197 Weakfish Drive - 064010373133; Pin for undeveloped lot - 064010372285. 2) Property to be sold includes a retail building & adjacent 36,160 sq. ft. undeveloped creekfront lot. Both properties are being sold as a single package. 3) Property is being sold unfurnished. All items of personal property & trailers on vacant lot will be removed before closing.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable but not guaranteed.