

Client Detail with Addl Pics Report

Listings as of 07/07/11 at 9:45am

Active 06/06/11 **Listing # 657942** **5782 Beach Dr SW Ocean Isle Beach, NC 28469** **Listing Price: \$225,000**
County: Brunswick



Prop Type	Commercial	Prop Subtype(s)	Land
MLS Areas	Ocean Isle Bch Main		
Year Built	NONE Land		
PID	244AA008	Lot Sq Ft (approx)	30056 ((Tax Data))
DOM/CDOM	31/31	Lot Acres (approx)	0.690



Directions From OIB stoplight at corner of Beach Dr. & Four Mile Rd., go 0.633 miles east on Beach Dr. to property on left.

Marketing Remark High visibility, cleared commercial lot adjacent to Ocean Isle Beach airport. Zoned OIB-C-3, allows many commercial uses. Located on Beach Drive (Hwy 179), the main route connecting Shallotte, NC with Ocean Isle has high traffic year round. Building must comply with FAA 7460 regulations for building height and roof slope. Owner willing to subdivide into 50 ft X 200 ft lots for \$75,000 each.

Ground Lease	No	Net Lease Investment	No
On Site Management	No	Buyer Contact Mgmt	No
Stipulation of Sale	NONE	Comm Sched Attached	No
Sign on Property	Yes	Description of Use	Auto Related, Business, Commercial, General, Medical, Mixed Use, Multi - Family, Multiple, Office, Restaurant/Bar, Retail, Shopping Center, Specific Storage, Other
Lot Size/Access		Frontage	150 feet
Highway Access	Yes	Access	County Road, Paved Road, State Highway
Size/Shape	Rectangle	Miscellaneous Items	Other/See Remarks
Square Footage Availability			
Existing Utilities	Cable TV, Septic, Electricity, Telephone, High Speed Internet, Other/See Remarks, Municipal Water		
Location	Central Business, Freestanding, Other/See Remarks		

Presented By:**David Stuart****Coldwell Banker Sloane**

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See our listings online:Web Page: <http://www.dstuart.com>**<http://www.cbsloane.com>**

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