

Client Detail with Addl Pics Report

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

Active 07/01/11 **Listing # 658686** **6165 Ocean Hwy SW Ocean Isle Beach, NC 28469** **Listing Price: \$1,599,000**
County: Brunswick



Prop Type	Commercial	Prop Subtype(s)	Retail
MLS Areas	Ocean Isle Bch Main		
Year Built	Unknown		
PID	21200025	Lot Sq Ft (approx)	776675 ((Tax Data))
DOM/CDOM	6/479	Lot Acres (approx)	17.830

Directions From light at intersection of Hwy 17 and 904 to Sunset Beach, Take Hwy 17 northeast to entrance on right.

Marketing Remark Carters & Nobles well established and profitable business on 17.83 acres on Highway 17 between Ocean Isle Beach, NC and Sunset Beach, NC. Highway crossover and three access points to 814 front feet on Hwy 17. Sale includes hardware business, infrastructure and utility materials and equipment business, all inventory. Also includes storage building sales, 3BR 2BA manufactured home on rear of property, lay down yard and prominent billboard. Great potential for future expansion or creation of business park. Must see to fully appreciate.

Ground Lease	No	Asking Price/SF	2.05
Net Lease Investment	No	Cap Rate based on	Current
Occupancy %	25.00	On Site Management	No
Buyer Contact Mgmt	No	Stipulation of Sale	NONE
Comm Sched Attached	No	Sign on Property	Yes
Number of Buildings	4	Number of Units	4
Description of Use	Business, Commercial, Free Standing, General, Industrial, Mfg/Assembly, Mixed Use, Multiple, Office, Residential, Retail, Warehouse, Other		
Lot Size/Access		Frontage	814 ft. Hwy Crossover to 3 entrances
Highway Access	Yes		
Size/Shape	Rectangle		
Square Footage Availability		Cooling System	Heat Pump
Heating System	Other/See Remarks	Roof System	Other/See Remarks
Existing Utilities	Cable TV, Septic, Electricity, Telephone, High Speed Internet, Other/See Remarks, Municipal Water		
Access	US Highway	Location	Freestanding, Other/See Remarks
Miscellaneous Items	220 Volts, Inventory Included, Living Spc. Provided, Other/See Remarks		

	Presented By: David Stuart	Coldwell Banker Sloane
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 U.S. Patent 6,910,045

