

Client Detail with Addl Pics Report

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

Active 10/04/10	Listing # 651703	7161 Beach Dr SW Ocean Isle Beach, NC 28469	Listing Price: \$399,000
County: Brunswick			



Prop Type	Commercial	Prop Subtype(s)	Retail
MLS Areas	Ocean Isle Bch Main		
Year Built	2001		
PID	242MD041	Lot Sq Ft (approx)	21780 ((Tax Data))
DOM/CDOM	271/271	Lot Acres (approx)	0.500



Directions From Ocean Isle light at Causeway, 2.4 mi.W on Beach Dr. toward Sunset Beach. Building on corner of Beach Dr. & Camelot. From Village at Sunset Beach light, 1/3 mi. E on Beach Dr.

Marketing Remark 4,480 sq. ft. commercial building in high traffic Beach Drive corner location between Ocean Isle Beach and Sunset Beach, NC. 7161 Beach Dr. on corner with Camelot Dr. Corner space leased to popular restaurant. 1,000 sf office space for lease has 3 offices, reception area, break room & restroom. Additional 1,500 sf space for lease may be divided into 2 spaces. Motivated Seller.

Ground Lease	No	Asking Price/SF	100.00
Net Lease Investment	No	Cap Rate based on	Current
Occupancy %	30.00	On Site Management	No
Buyer Contact Mgmt	No	Stipulation of Sale	Potential Short Sale
Comm Sched Attached	No	Sign on Property	Yes
Number of Buildings	1	Number of Units	1
Description of Use	Office, Restaurant/Bar, Retail		
Lot Size/Access			
Highway Access	No	Frontage	110 ft.
Size/Shape	rectangle		
Square Footage Availability			
Heating System	Heat Pump(s)	Cooling System	Central A/C, Heat Pump
Existing Utilities	Cable TV, Septic, Electricity, Telephone, High Speed Internet, Municipal Water	Roof System	Composition Shingle
Access	County Road, State Highway	Location	Corner, Freestanding, Strip Center
Miscellaneous Items	Other/See Remarks		

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

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 U.S. Patent 6,910,045

