

## Client Detail with Addl Pics Report

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

**Active 10/05/10**      **Listing # 651714**      **7161-3 Beach Dr SW #1 Ocean Isle Beach, NC 28469**      **Listing Price: \$1,250**  
**County: Brunswick**



<b>Prop Type</b>	Commercial	<b>Prop Subtype(s)</b>	Retail
<b>MLS Areas</b>	Ocean Isle Bch Main		
<b>Year Built</b>	2001		
<b>PID</b>	242MD041	<b>Lot Sq Ft (approx)</b>	21780 ((Tax Data))
<b>DOM/CDOM</b>	240/240	<b>Lot Acres (approx)</b>	0.500



**Directions** From Ocean Isle light at Causeway, go 2.4 miles west toward Sunset Beach. Bldg on right at corner of Beach Dr. & Camelot. From Village at Sunset Beach light, 1/3 mile east on Beach

**Marketing Remark** Restaurant Space! High traffic 1,500 sq. ft. restaurant space between Ocean Isle and Sunset Beach. Range hood and utility connections in place. Ready to go. Limited parking

<b>Expense Treatment</b>	Modified	<b>Sublease</b>	No
<b>Tenant Pays</b>	Advertising, Cable, Interior Bldg Maint, Janitorial Services, Liability Insurance, Pest Control, Water	<b>Landlord Pays</b>	Building Insurance, Ext Building Maint, Sewer, Storm Water Fee, Taxes, Yard Maintenance, Other
<b>Lease Rate</b>	Per Month	<b>Asking Price/SF</b>	10.00
<b>Cap Rate based on</b>	Current	<b>Stipulation of Sale</b>	None
<b>Comm Sched Attached</b>	No	<b>Sign on Property</b>	Yes
<b>Number of Buildings</b>	1	<b>Number of Units</b>	4
<b>Description of Use</b>	Business, Commercial, General, Office, Retail		
<b>Lot Size/Access</b>		<b>Frontage</b>	106
<b>Highway Access</b>	Yes		
<b>Size/Shape</b>	rectangle		
<b>Square Footage Availability</b>		<b>Heating System</b>	Heat Pump(s), Forced Warm Air Elec
<b>Number of Stories</b>	1	<b>Existing Utilities</b>	Septic, Electricity, Telephone, High Speed Internet, Municipal Water
<b>Cooling System</b>	Central A/C, Heat Pump	<b>Access</b>	County Road
<b>Roof System</b>	Asbestos Shingle		
<b>Location</b>	Strip Center		

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

Cellular: 910-368-1187

790-2 Sunset Blvd. North  
 Sunset Beach, NC 28468  
 910-579-1808  
 Fax : 910-579-1815

E-mail: david@dstuart.com  
 Web Page: <http://www.dstuart.com>

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

July 2011