

## Client Detail with Addl Pics Report

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

**Active 10/18/10**      **Listing # 651962**      **9501 Ocean Hwy W Calabash, NC 28467**      **Listing Price: \$1,299,000**  
**County: Brunswick**



|                   |            |                           |                     |
|-------------------|------------|---------------------------|---------------------|
| <b>Prop Type</b>  | Commercial | <b>Prop Subtype(s)</b>    | Retail              |
| <b>MLS Areas</b>  | Calabash   |                           |                     |
| <b>Year Built</b> | 1987       |                           |                     |
| <b>PID</b>        | 2250005809 | <b>Lot Sq Ft (approx)</b> | 121968 ((Tax Data)) |
| <b>DOM/CDOM</b>   | 262/262    | <b>Lot Acres (approx)</b> | 2.800               |



**Directions** From NC/SC state line, Hwy 17 north ( also known as Ocean Highway W) 1.85 miles. Property on right. From Hwy 904 & Hwy 17 light, 5 mi south past Brunswick Plantation.

**Marketing Remark** Successful auto body shop business, buildings & equipment on 2.8 acre highway commercial lot on busy Highway 17. 21,000 cars per day pass this location less than 2 miles from the SC state line. 200 ft. road frontage at hwy crossover provides easy access. Since the business is located on the rear of the property and the property has sewer, the deep lot has many redevelopment opportunities. Ideal location to serve customers from Myrtle Beach, SC to Shallotte, NC and the coastal communities in between. Highway 17 is the main north-south corridor for travel in southeastern NC. Numerous golf course communities, residential developments, commercial strip centers, highway businesses, and beaches are close by.

|                                    |   |                            |                                 |
|------------------------------------|---|----------------------------|---------------------------------|
| <b>Ground Lease</b>                | No  | <b>Asking Price/SF</b>     | 156.00                          |
| <b>Net Lease Investment</b>        | No  | <b>Cap Rate based on</b>   | Current                         |
| <b>Occupancy %</b>                 | 100.00  | <b>On Site Management</b>  | No                              |
| <b>Buyer Contact Mgmt</b>          | No  | <b>Stipulation of Sale</b> | NONE                            |
| <b>Comm Sched Attached</b>         | No  | <b>Sign on Property</b>    | No                              |
| <b>Number of Buildings</b>         | 3   | <b>Number of Units</b>     | 3                               |
| <b>Description of Use</b>          | Auto Related, Commercial, Industrial, Specific Storage                                  |                            |                                 |
| <b>Lot Size/Access</b>             |   | <b>Frontage</b>            | 219 ft.                         |
| <b>Highway Access</b>              | Yes   |                            |                                 |
| <b>Size/Shape</b>                  | Rectangular   |                            |                                 |
| <b>Square Footage Availability</b> |   | <b>Cooling System</b>      | Office Area Only, Fans          |
| <b>Heating System</b>              | Heat Pump(s), Forced Warm Air Elec  | <b>Roof System</b>         | Asbestos Shingle                |
| <b>Existing Utilities</b>          | Cable TV, Electricity, Telephone, High Speed Internet, Municipal Sewer, Municipal Water | <b>Location</b>            | Freestanding, Other/See Remarks |
| <b>Access</b>                      | US Highway  |                            |                                 |
| <b>Miscellaneous Items</b>         | Other/See Remarks   |                            |                                 |

**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

**See our listings online:**