

OFFERING MEMORANDUM

1054 E MAIN ST

WATERFRONT COMMERCIAL BUILDINGS WASHINGTON NC

Washington, NC 27889

PRESENTED BY:

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OFFERING SUMMARY

SALE PRICE:	\$625,000
BUILDING SIZE:	3,300 SF
LOT SIZE:	0.27 Acres
PRICE / SF:	\$189.39
YEAR BUILT:	1967
ZONING:	Commercial
APN:	5685-36-4017

PROPERTY OVERVIEW

Situated at the mouth of where Runyon Creek and the Pamlico River converge, this rare waterfront property offers an outstanding opportunity in Downtown Little Washington. Featuring approximately 180 feet of water frontage, this property, currently used as a machine shop, sits on a 0.27 acre lot. The main building is an approximately 40x60 Wimco structure with natural gas heat, three-phase power, and two restrooms, making it versatile for various commercial uses. A second building, approximately 20x45, provides additional flexible space. With a prime location next to the Havens Garden boat ramp and across from Backwater Jack's Tiki Bar, this property is perfectly positioned for a variety of potential ventures. Whether you're looking to maintain the existing business, develop a new commercial project, or create a custom waterfront retreat, this property offers endless possibilities. Don't miss your chance to own a piece of Little Washington's vibrant riverfront!

If you or your client are interested in the business, please reach out to the listing agent. Note that the property is in a flood zone.



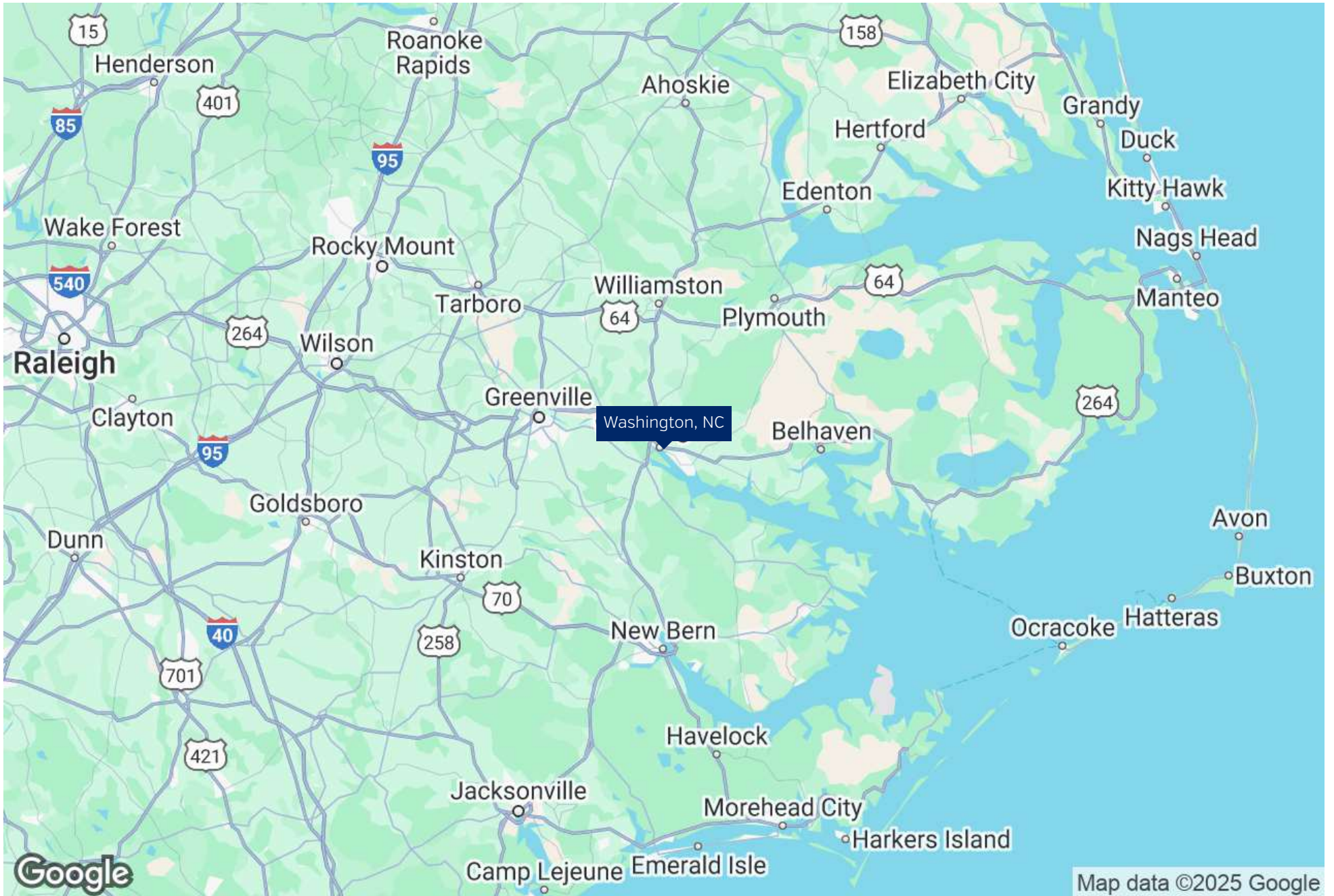
PROPERTY DESCRIPTION

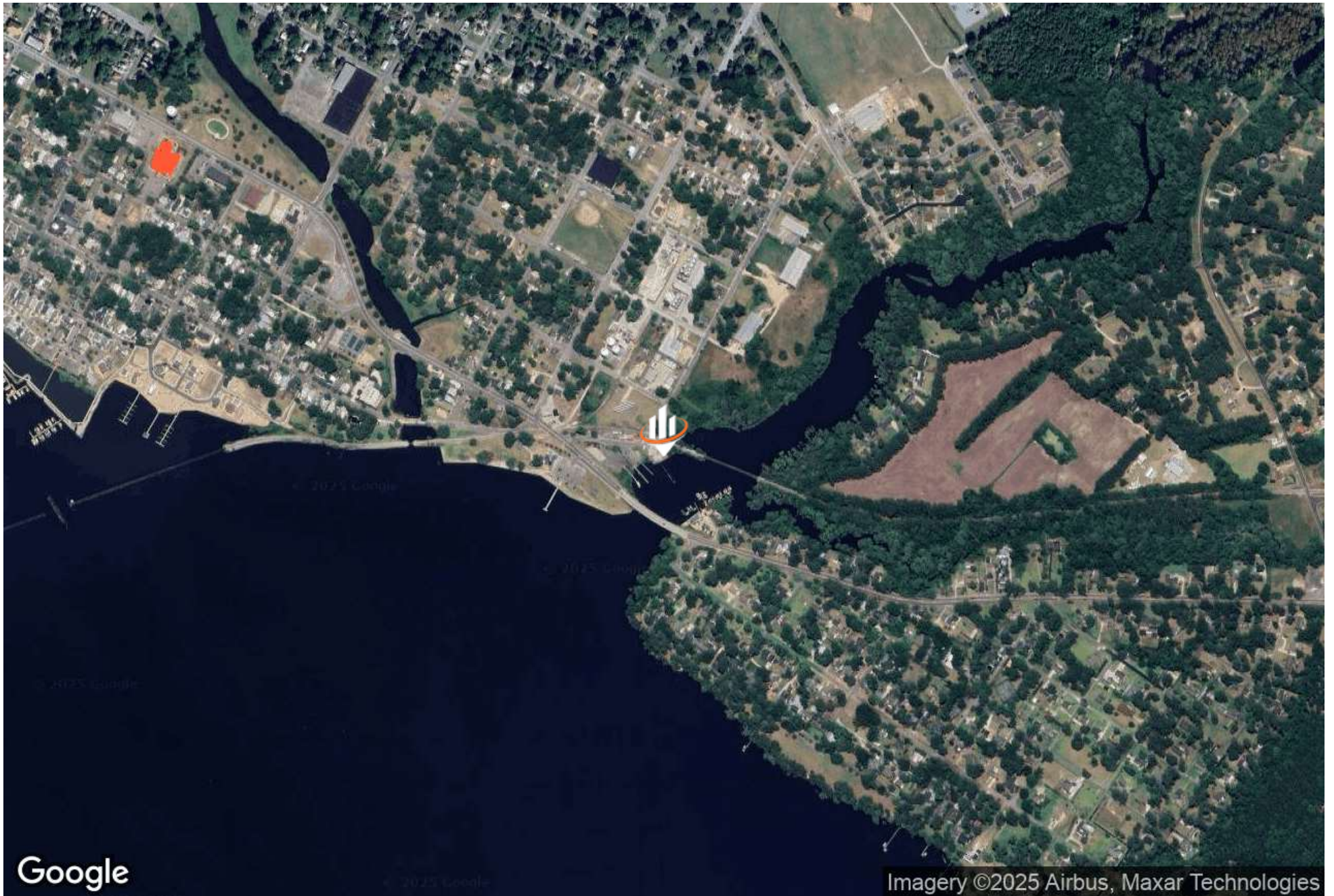
Situated at the mouth of where Runyon Creek and the Pamlico River converge, this rare waterfront property offers an outstanding opportunity in Downtown Little Washington. Featuring approximately 180 feet of water frontage, this property, currently used as a machine shop, sits on a 0.27 acre lot. The main building is an approximately 40x60 Wimco structure with natural gas heat, three-phase power, and two restrooms, making it versatile for various commercial uses. A second building, approximately 20x45, provides additional flexible space. With a prime location next to the Havens Garden boat ramp and across from Backwater Jack's Tiki Bar, this property is perfectly positioned for a variety of potential ventures. Whether you're looking to maintain the existing business, develop a new commercial project, or create a custom waterfront retreat, this property offers endless possibilities. Don't miss your chance to own a piece of Little Washington's vibrant riverfront!

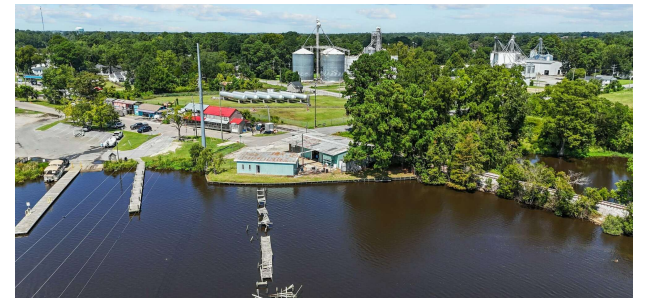
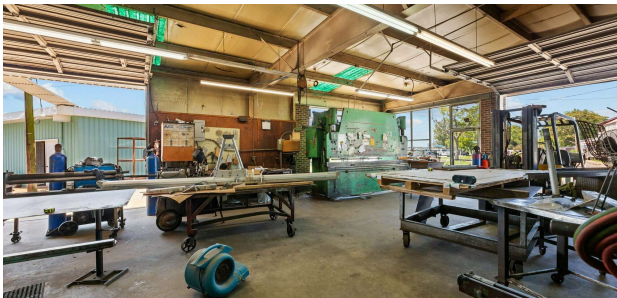
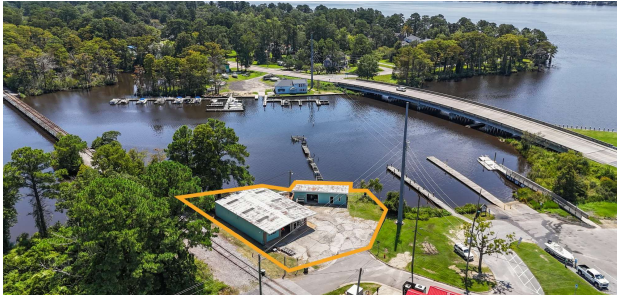
Showings must be scheduled through BrokerBay, and the seller will be present at all showings. The business is being sold separately from the real estate. If you or your client are interested in the business, please reach out to the listing agent. Note that the property is in a flood zone, and the seller disclosed there was 3 feet of water on the property during Hurricane Florence.

LOCATION DESCRIPTION

The waterfront area of Washington, NC, offers a captivating blend of natural beauty and vibrant activity. Situated along the scenic Pamlico River, this charming district is home to a variety of waterfront parks, marinas, and walking trails, making it an ideal destination for outdoor enthusiasts. Visitors can explore the picturesque waterfront boardwalk, enjoy waterfront dining at local restaurants, and participate in water-based recreational activities. The area also hosts seasonal events and festivals, adding to its allure as a thriving hub for leisure and relaxation. With its stunning views and lively atmosphere, the waterfront area of Washington, NC, is a sought-after location for those seeking a distinctive coastal experience.







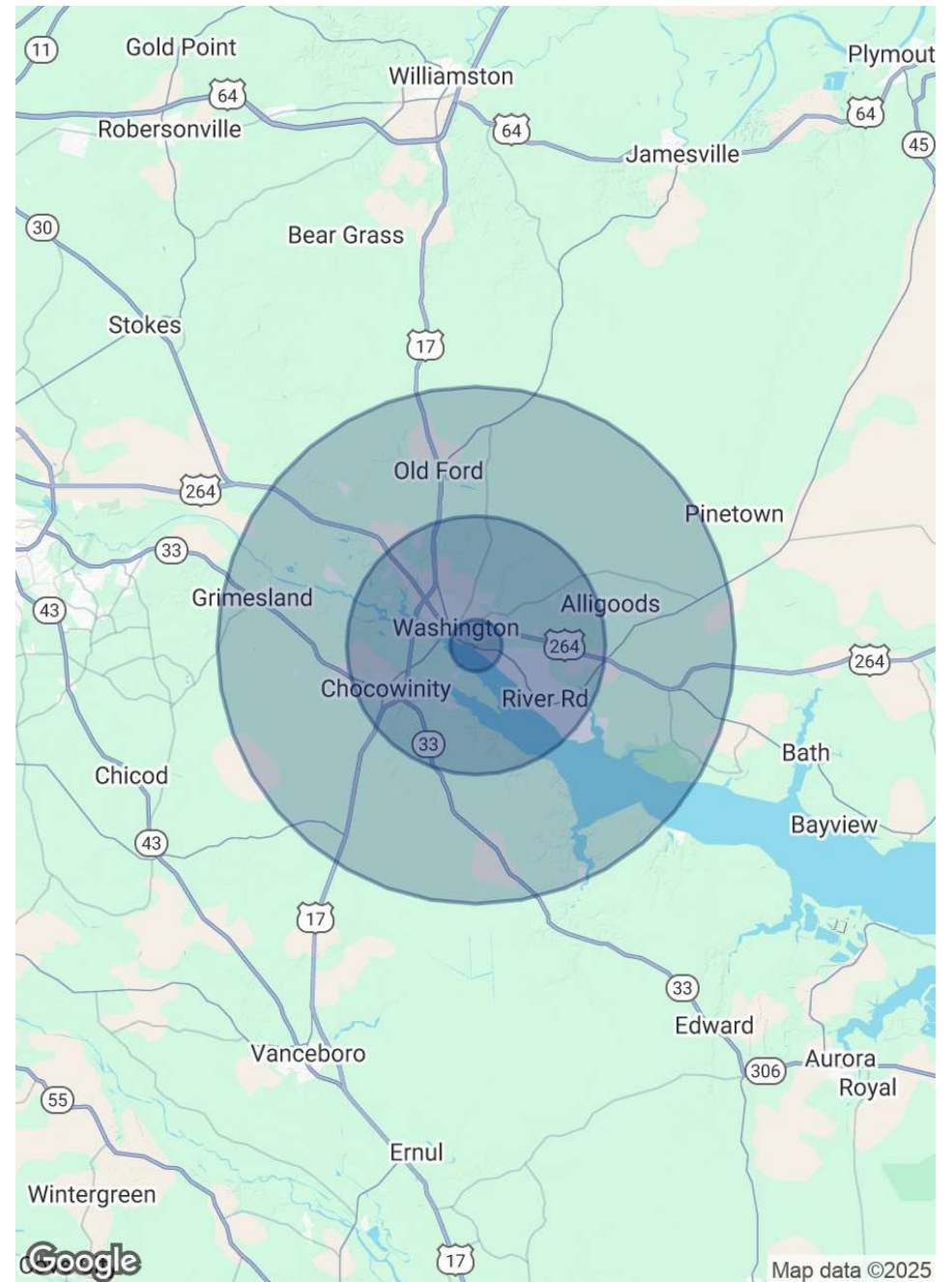
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,964	22,674	34,510
AVERAGE AGE	45	46	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	46	47	46

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,380	9,989	14,941
# OF PERSONS PER HH	2.1	2.3	2.3
AVERAGE HH INCOME	\$74,404	\$76,355	\$77,109
AVERAGE HOUSE VALUE	\$229,403	\$220,556	\$214,989

Demographics data derived from AlphaMap





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