

# Southport Office Building

## 109 E Moore St, Southport, NC 28461

Listing ID: 30035619  
Status: Active  
Property Type: Office For Sale  
Office Type: Office Building  
Size: 3,900 SF  
Sale Price: \$799,000  
Unit Price: \$204.87 PSF  
Sale Terms: Cash to Seller

### Overview/Comments

This is your chance to own a piece of historic downtown Southport! This 3,900sf office building was originally constructed in 1915. At one point the building was two separate properties but was combined into one and converted to office space in the 1980's. The space currently includes 7 private offices, 3 conference rooms, abundant storage with built-in filing, break room, lounge, 2 restrooms, and a reception area with waiting room. Perfectly located in the middle of restaurants, shopping and only one block from the water.



### More Information Online

<http://www.nccommercialmls.com/listing/30035619>

### QR Code

Scan this image with your mobile device:



## General Information

|                    |                                |                           |                |
|--------------------|--------------------------------|---------------------------|----------------|
| Taxing Authority:  | Southport and Brunswick County | Gross Building Area:      | 3,900 SF       |
| Tax ID/APN:        | 209616726870                   | Building/Unit Size (RSF): | 3,900 SF       |
| Office Type:       | Office Building                | Usable Size (USF):        | 3,900 SF       |
| Zoning:            | CBD                            | Land Area:                | 0.06 Acres     |
| Property Use Type: | Vacant/Owner-User              | Sale Terms:               | Cash to Seller |

## Area & Location

|                           |   |                   |  |
|---------------------------|---|-------------------|--|
| Property Located Between: | The mouth of the Cape Fear River and the rest of the world. | Airports:         | Cape Fear Regional Jetport in Southport/Oak Island. About 35 minutes from ILM            |
| Property Visibility:      | Excellent   | Site Description: | .06 acre site. Does support office staff off street parking at the rear of the property. |
| Highway Access:           | Property is just off of NC Hwy 211.                         |                   |  |

**Area Description** Beautiful and quaint Southport has long been the destination for those looking for a way to slow down and enjoy life. Amazing views, restaurants, shopping and historic preservation at its finest welcome vacationers and locals alike. Many downtown properties have been preserved and re-purposed to meet the demands of the ever increasing population to the area.

## Building Related

|                            |                     |                       |  |
|----------------------------|---------------------|-----------------------|--|
| Total Number of Buildings: | 1                   | Parking Description:  | Enough space exists at the back of the property to provide for 3-4 vehicles. Other parking would be on street. |
| Number of Stories:         | 2                   | Total Parking Spaces: | 4  |
| Typical SF / Floor:        | 1,950 SF            | Sprinklers:           | None   |
| Year Built:                | 1915                | Heat Type:            | Electricity  |
| Year Renovated:            | 1985                | Heat Source:          | Heat Pump  |
| Roof Type:                 | Flat                | Air Conditioning:     | Package Unit   |
| Construction/Siding:       | Brick               | Internet Access:      | Cable, DSL   |
| Exterior Description:      | Brick with moulding |                       |  |
| Parking Type:              | Surface             |                       |  |

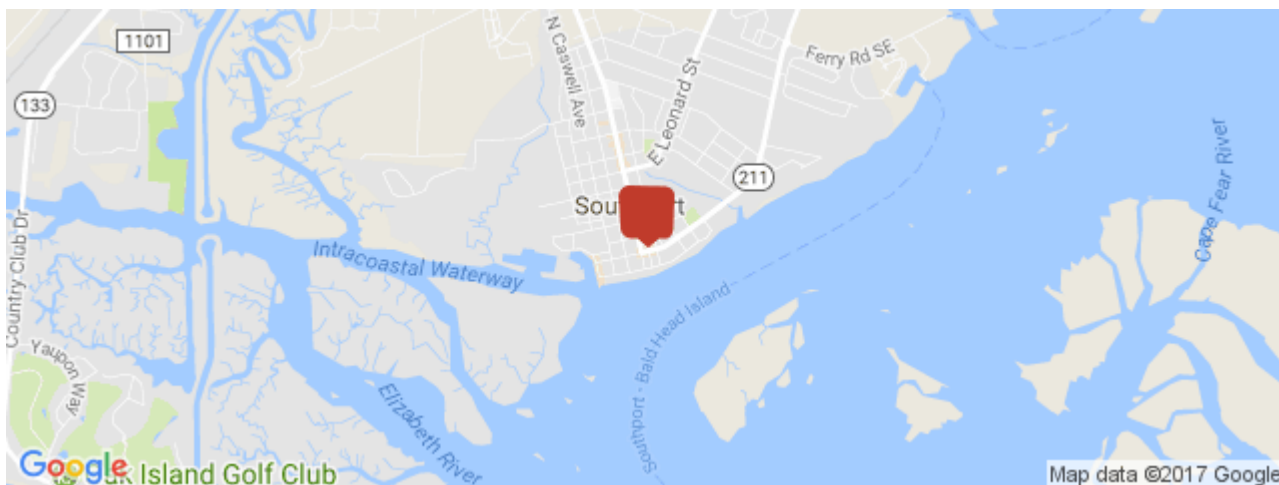
**Interior Description** The 3,900sf building includes 7 private offices, 3 conference rooms, abundant storage with built-in filing, break room, lounge, 2 restrooms, and a reception area with waiting room.

## Land Related

|                               |                                  |                        |  |
|-------------------------------|----------------------------------|------------------------|--|
| Zoning Description:           | CBD or Central Business District | Sewer Type:            | Municipal  |
| Part of Planned Development?: | Yes                              | Easements Description: | None that owners are aware of. To be verified by deed and title policy research. |
| Lot Frontage:                 | 30'                              | Land Ownership:        | Same   |
| Lot Depth:                    | 80'                              | Legal Description:     | L-PT of 40   |
| Water Service:                | Municipal                        |                        |  |

## Location

|          |  |
|----------|--|
| Address: | 109 E Moore St, Southport, NC 28461    |
| County:  | Brunswick                              |
| MSA:     | Myrtle Beach-Conway-North Myrtle Beach |



## Property Images



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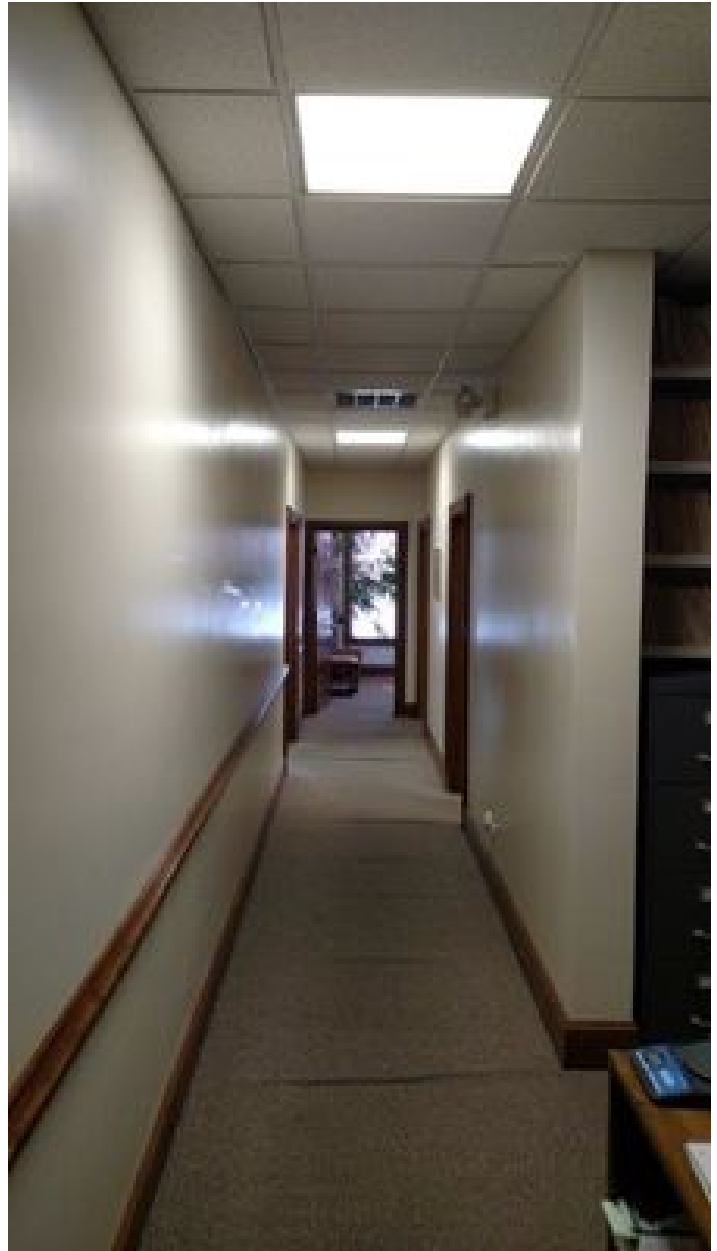
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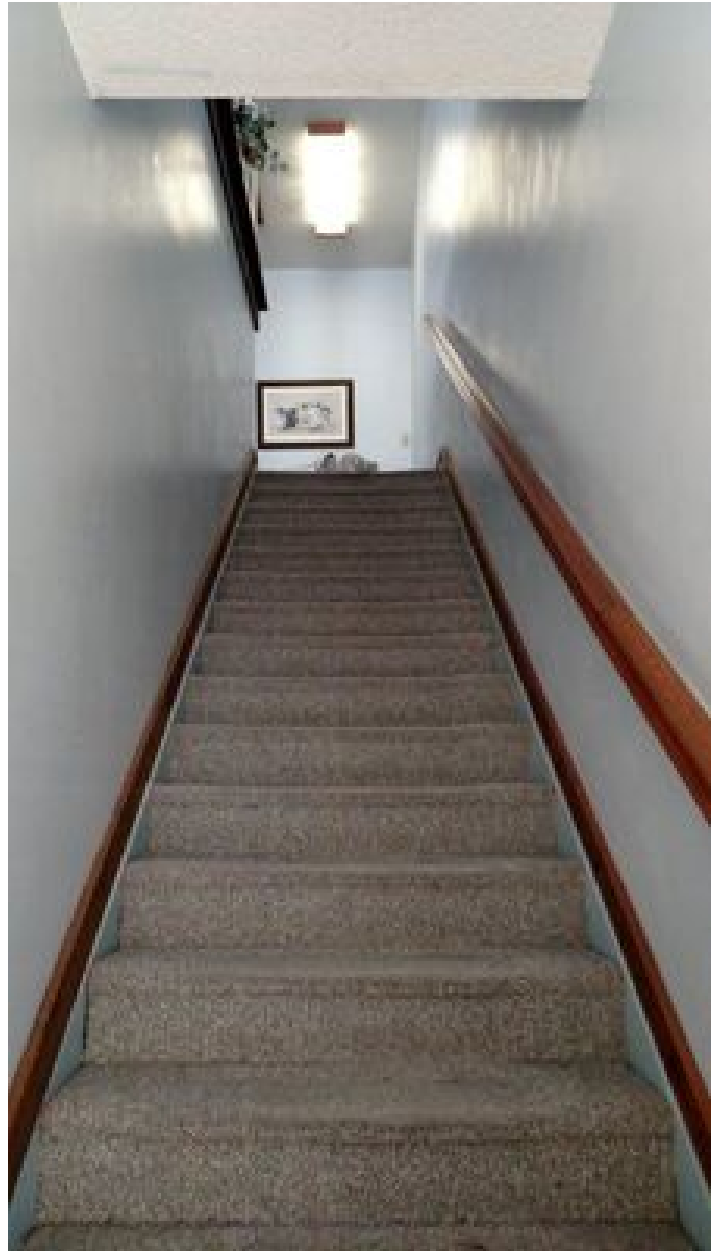
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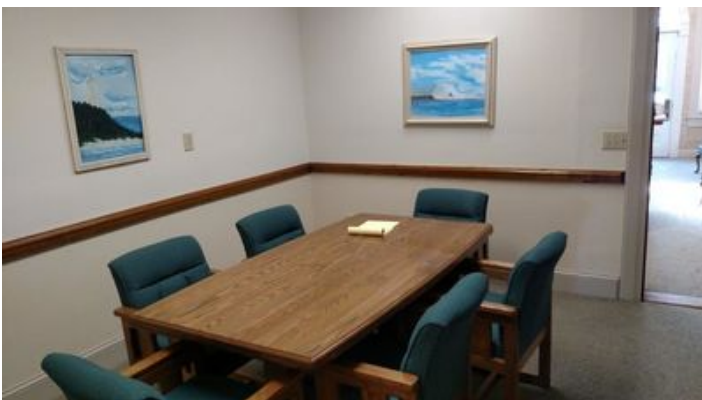
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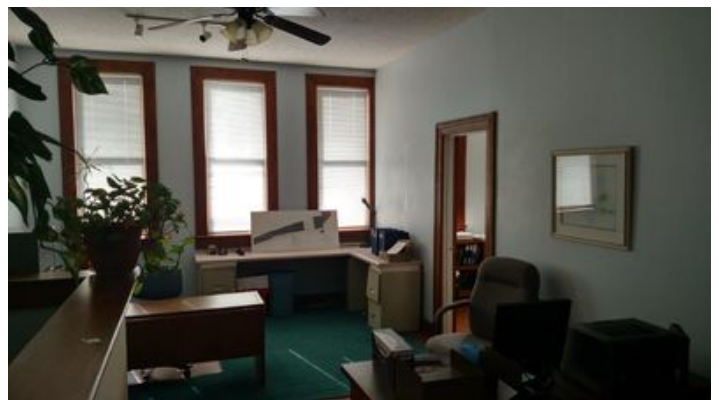
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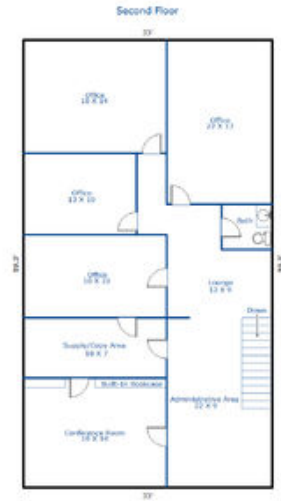
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5891 - 109 East Moore Street-2nd Floor



5891 - 109 East Moore Street-1st Floor

## Property Contacts

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