



**TYPE OF PROPERTY:** Commercial  
**PARKING LOT/CAPACITY:** Asphalt Lot  
**# BUILDINGS:**  
**# RESTROOMS:**  
**# BAYS:**  
**YEAR BUILT:** 1969  
**OFFICE SQFT:** 0  
**WAREHOUSE SQFT:** 0  
**DISPLAY SQFT:** 0  
**MANUFACTURING SQFT:** 0  
**APX SQFT BUILDING:** 0  
**\$ PER SQFT SALE:** 0

**SUBDIVISION:** NONE  
**AREA:** NE Kinston  
**ZONING:** I-1

**LEGAL:**

**TAX PARCEL #:** 452508787283

**TAX VALUE:**

**DEED BOOK:** 1668

**APX LOT SIZE/ACREAGE:** 8.54

**TOPOGRAPHY:** Level

**EASEMENTS:** ROW Easement

**TAXES:** TBD

**TAX YEAR:** 2011

**PAGE:** 567

**ACCESS:** State Highway, Other-See Remarks

**LOCATION:** City

**GROSS ANNUAL INCOME:**

**ANNUAL EXPENSE:**

**NET ANNUAL INCOME:**

**INSURANCE:**

**TRAFFIC COUNT:**

**POWER COMPANY:**

**WATER COMPANY:**

**AVERAGE UTILITIES:**

**\$ PER SQFT LEASE:** 0

**MONTHLY LEASE:**

**# LOADING DOCKS:**

**LOADING DOCK:**

**YEARS REMAINING:**

**CEILING HEIGHT:**

**CONSTRUCTION:** Other-See Remarks

**MISCELLANEOUS:** Other-See Remarks

**HEATING SYSTEM:**

**TERMS OF EXISTING LEASE:**

**AIR CONDITIONING:**

**SALE INCLUDES:** Other-See Remarks

**ROOF SYSTEM:**

**DOCUMENTS ON FILE:** Other-See Remarks

**UTILITIES:** Electricity, City Water, City Sewer Available

**TERMS OF SALE:**

**FENCE:**

**REMARKS:** High traffic area on four-lane highway. Formerly used as a building supply company. Value is in the land. Seller reserves right to take down buildings prior to accepting an offer. Have environmentally clean letter on file. Seller is working with Lenoir County Tax office for an adjustment on tax value.

**AGENT REMARKS:** Verify southern boundary next to Mills Funeral Home. Small building that appears attached to large commercial building is NOT part of 1310 DR. MLK BLVD.

**DIRECTIONS:** Vemon Ave. east to dead-end with Dr. Martin Luther King Blvd. Take left onto Dr. MLK BLVD. Property on left beside Mills Funeral Home.

**OWNER NAME:** 1310 Holdings LLC

**OCCUPANT:** vacant

**SUB AGENT:** No

**SUB AGENT \$/:%:** 0

**BUYER AGENT:** Yes

**BUYER AGENT \$/:%:** 4

**OWNED PROPERTY FOR OVER 1 YEAR:** No

**POSSESSION:** At Closing

**SALE TYPE:** N/A

**SHOWING INSTRUCTIONS:** Call LA Appointment, Sign

**REFER TO ML#:**

**PENDING DATE:**

**DUE DILIGENCE EXPIRE DATE:**

**DAYS ON MARKET:** 30

**DISPLAY ON INTERNET:** Yes

**DISPLAY ADDRESS:** Yes

**ALLOW AVM:** No

**ALLOW COMMENTS:** No

**Office Name:** WALTER POOLE REALTY (#:150)

**Listing Agent:** KATHY RIGGS (#:9)

**Main:** (252) 523-4300

**Agent Email:** [kriggs@kathyriggs.com](mailto:kriggs@kathyriggs.com) **Contact #:** (252) 939-2432

**Fax:** (252) 523-4473