

MIXED USE FOR SALE

500 ARENDELL STREET

500 ARENDELL STREET, MOREHEAD CITY, NC 28557



OFFERED FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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TABLE OF CONTENTS

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Executive Summary	3
	4
Property Photos	5
Regional Map	10
Location Maps	11
Aerial Map	12
Business Map	13
Disclaimer	14

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EXECUTIVE SUMMARY

500 ARENDELL STREET



OFFERING SUMMARY

PRICE:	\$1,750,000
BUILDING SF:	5,540
PRICE / SF:	\$315.89
AVAILABLE SF:	5,540
LOT SIZE:	0.08 Acres
FRONTAGE:	55.00
SIGNAGE:	Permitted
PARKING:	Off-street; garage
YEAR BUILT:	1904
RENOVATED:	2004

PROPERTY OVERVIEW

Introducing 500 Arendell St in Morehead, NC, a beautifully transformed bed & breakfast from the former Tidewater Power Building, located near the historic waterfront Business District. This 5,540-square-foot property features a cozy efficiency unit and two garage bays on the first floor, while the second floor boasts an open-concept layout with a shared kitchen, two bedrooms, two bathrooms, and an office. A rooftop deck with a hot tub offers stunning views of the Intracoastal Waterway. The building is hurricane-resistant and has approved plans for future expansion, including additional units. This versatile property is perfect for an owner-occupied bed & breakfast or a live-work space, capitalizing on the area's growing tourism potential.

PROPERTY HIGHLIGHTS

- Location - Location - Location
- Within the Morehead City historic district
- Close proximity to restaurants, bars, shops, boutiques and the world famous Big Rock Landing
- Near beach access on the Crystal Coast
- Meticulously renovated and fortified to endure hurricane force winds
- Engineered for future expansion with plans already in place
- Off street parking with ample on street parking
- Rooftop panoramic water views of the ICW
- Rooftop deck and hot tub
- Able to be converted to a live-in professional space



Property Description

Introducing 500 Arendell St in Morehead, NC—a stunning transformation of the former Tidewater Power Building into a charming bed & breakfast. Ideally located just across from the historic waterfront Business District, this property offers easy access to a variety of restaurants, bars, shops, boutiques and the world famous Big Rock Landing.

Spanning 5,540 square feet, the first floor features a cozy one-bedroom, one-bath efficiency unit alongside two spacious two-car garage bays. The second floor showcases an inviting open-concept layout with a beautifully crafted kitchen, complete with custom woodwork and exposed beams. Here, you'll find two bedrooms, two bathrooms, a living room, and an office space. Step outside to the rooftop deck, where a hot tub awaits, offering breathtaking panoramic views of the Intracoastal Waterway.

Renovations have fortified the building to endure hurricane-force winds, and it has been engineered for future expansion. Approved plans for a third floor include four additional one-bedroom, one-bath units, each with a private deck. Additionally, materials are on-site to create another efficiency unit on the second floor, featuring a living room, dining room, kitchen, laundry, one bedroom, and one bathroom.

This property is perfectly set up for an owner-occupied bed & breakfast, ideally situated in an already popular, growing vacation destination. With the upcoming completion of I-42, travel times from the Piedmont region will decrease, boosting tourism potential. Seize this opportunity to capitalize on existing expansion approvals and enhance this already successful income-generating property.

This property would also be ideal for conversion into a live-work professional space. By transforming the first floor into a commercial area, you could easily operate a business while residing in the already completed second floor. The possibilities and potential for this property are nearly endless.

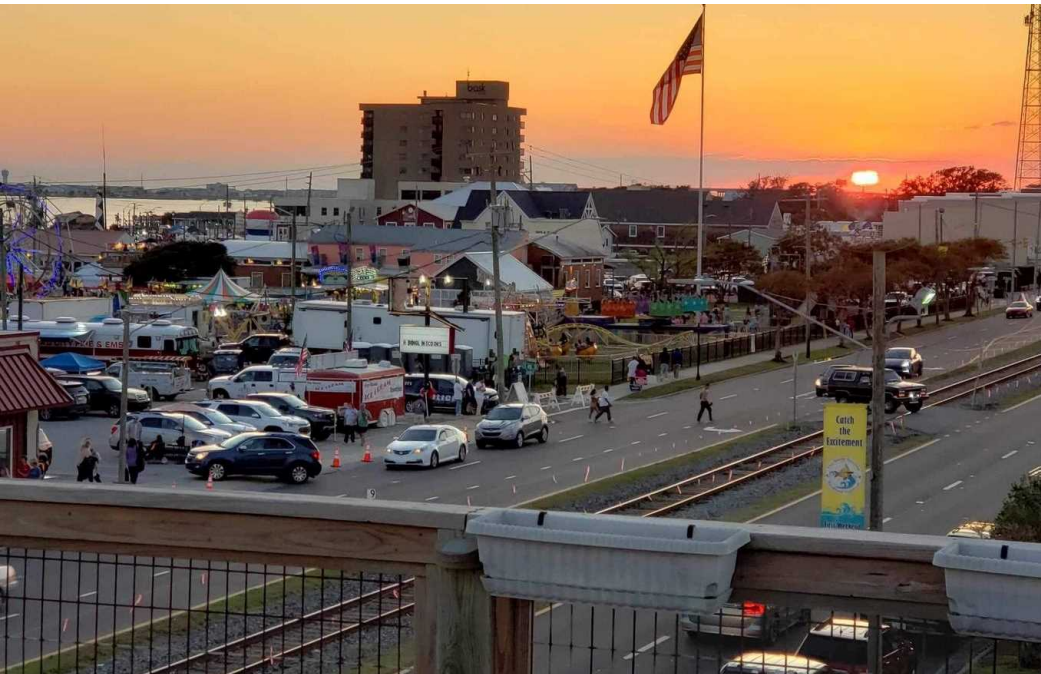
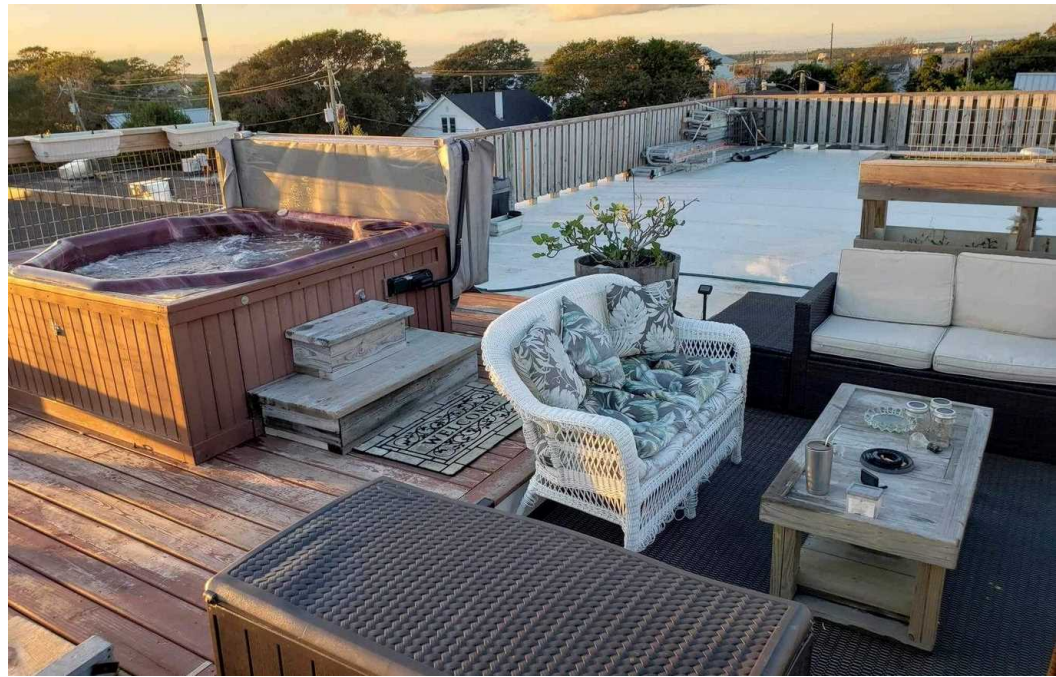
PROPERTY PHOTOS

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PROPERTY PHOTOS

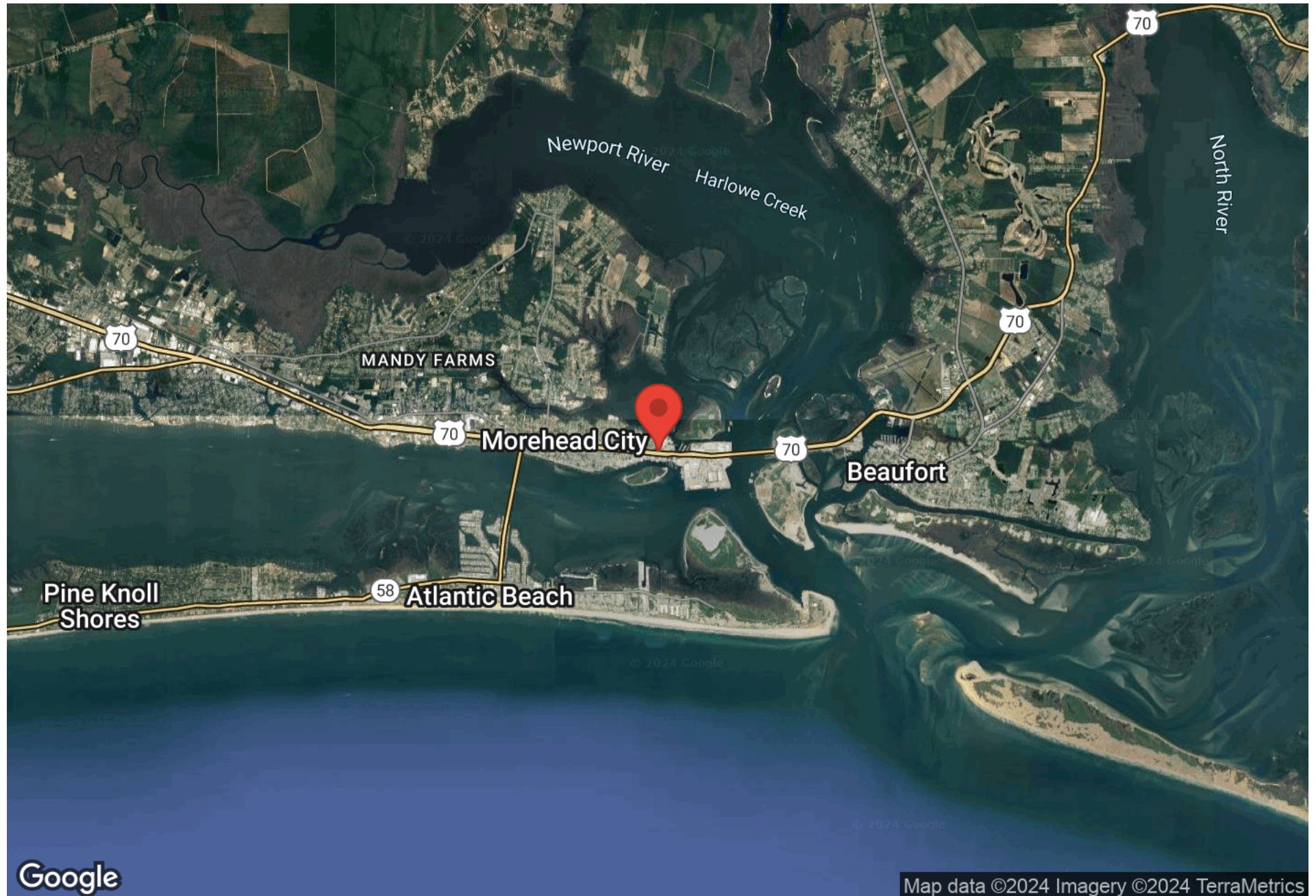
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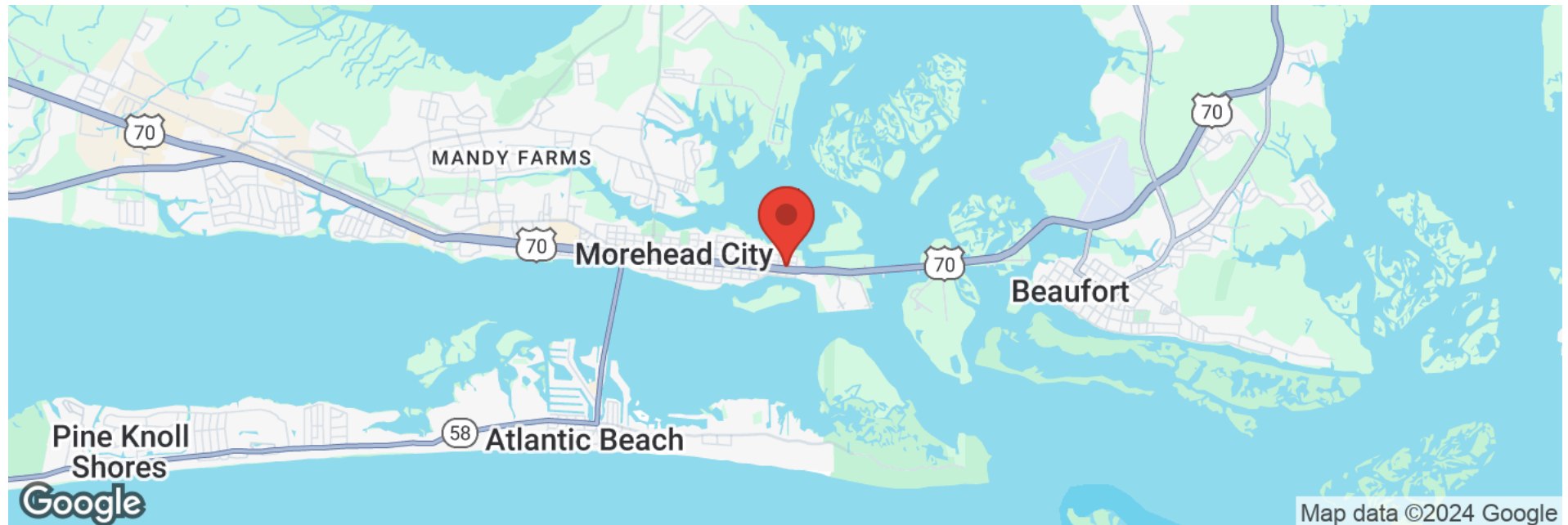
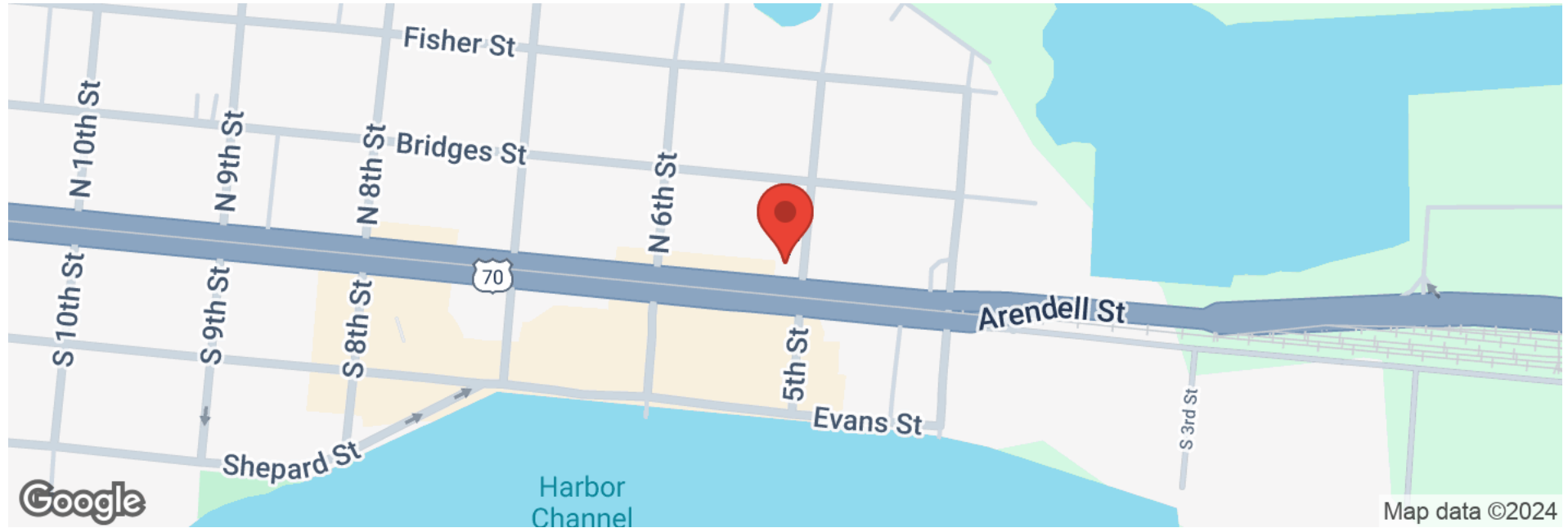
REGIONAL MAP

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LOCATION MAPS

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AERIAL MAP

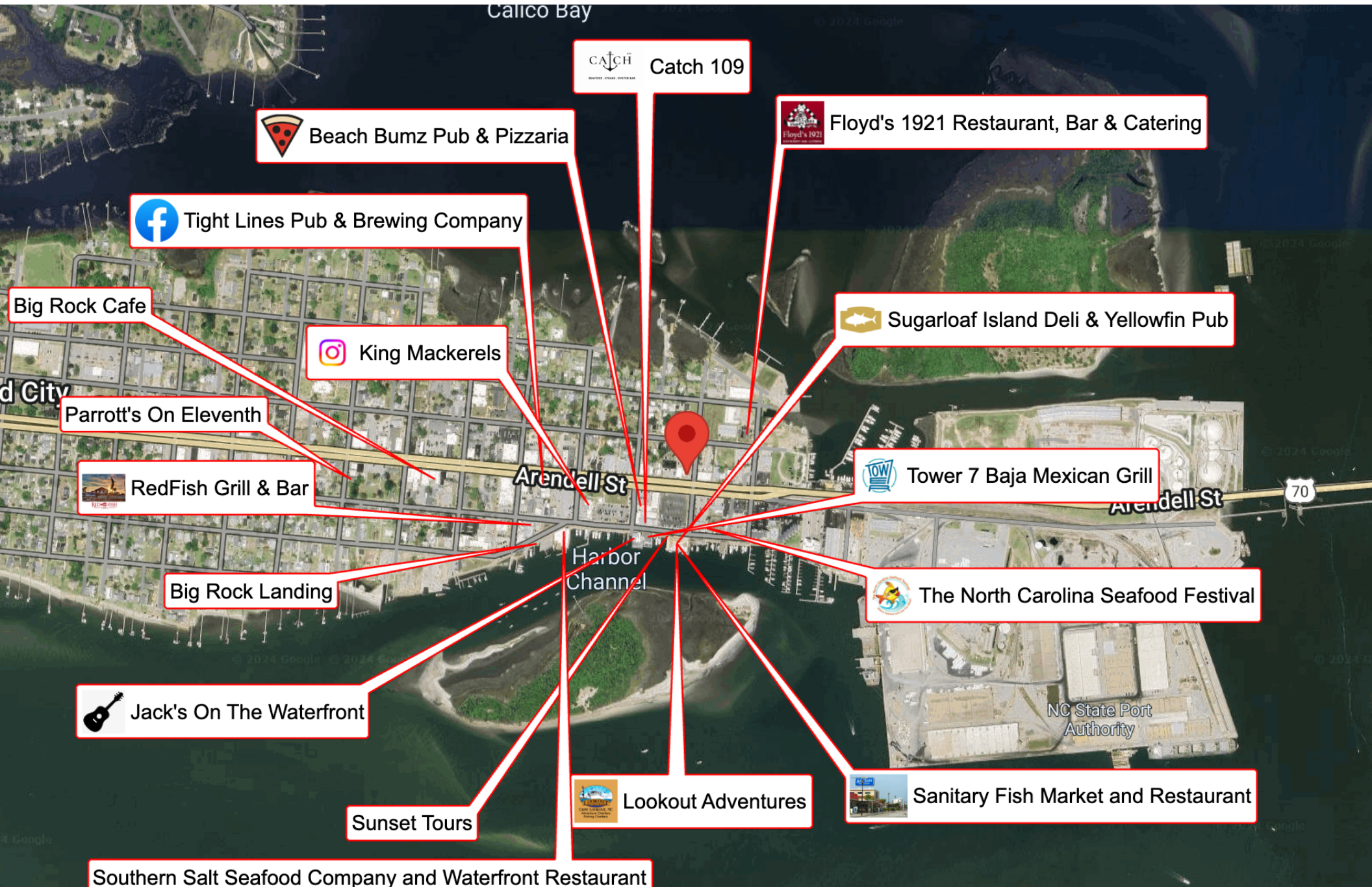
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BUSINESS MAP

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DISCLAIMER

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