

100579163 340 158 Us Causeway W , Camden, NC 27921 Active
Comm Sale or Lease Listing Office: Rich Company Current Price: \$399,000



City Limits:	No	SqFt - Heated (Primary):	0
County:	Camden	SqFt - Total Available:	7,000
Location Type:	Mainland	Lot Dimensions:	330.14x325.03x423.84x332.77
Subdivision:	Not In Subdivision	Year Built:	1970
Secondary Subdivision:	N/A	Zoning:	Maritime Com
New Construction:	No		
Garage:	N/A		
Space:	Yes		
# of Units:	0		
Lot Acres:	2.12		
Lot SqFt:	92,347		

Construction: Metal Fab	Heating System Fuel Source: Propane	Possession: Subject To Tenant Rights; See Remarks
Exterior Finish: Metal Siding	Lot Water Features: Boat Ramp; Bulkhead; Cove; Dock	Restrictions: Flood Plain; Right of Way
Foundation: Pilings; Slab		Roof: Metal
Terms: 1031 Exchange; Cash; Conventional		Road Type/Frontage: 4+ Lanes
Flooring: Concrete		Showing Instructions: Call Listing Agent; Tenants
Current Use: Commercial		Sale/Lease Includes: Buildings; Land
View Type: River		Business Type: Food Service; Storage; Warehouse; Commercial; Professional Service; Wholesale
Frontage Type: River		Utilities: Electricity Connected; Water Connected
		Water Source: Municipal Water

Cobra Zone:	Yes	Deed Book:	338	Plat Book:	0
Total City Real Estate Property Tax:	\$2,355.52	Deed Page:	151	Plat Page:	0
		Federal Flood Ins Avlbl:	Yes	Total Real Estate Property Taxes:	\$2,355.52
		PID:	028924005056580000	Special Assessments:	N/A
		Tax Identifier:	02.8924.00.50.5658.0000	Tax Assessed Value:	\$291,286
				Tax Year:	2025

Marketing/Public Remarks: 2.1 acre waterfront Marina property on the Causeway in Camden, NC. Operating Marina with a \$3,000 per month Triple Net lease in place that can be extended or property could be owner occupied for a Restaurant or different commercial use. Two metal buildings built in 1970 are on the property, one is +/-3,000 sq ft and one is +/-4,000 sq ft. 3,000 sq ft building has significant settling issues on the slab that appears to be built on pilings and 4,000 sq ft building floor has been repoured once or twice due to settling. Entire property is located in AE flood zone with +/- 30,000 sq ft of the property cleared and usable which includes building footprints. Right of Way property line is only a few feet from the front door but Tenant displays boats in the R/W. Small boat ramp on the property with some concrete and wood docks.

Legal: DB City Marina

Sign on Property: Yes

Showing Instructions: Call listing broker, tenant in place must show interior when Marina is open.

Appointment Contact: Alex Rich **Appt. Center Phone:** 252-256-1279

Directions to Property: Enter address into Navigation, on Camden Causeway between Pasquotank River Yacht Club and Henderson & Associates

Agreement Type:	Exclusive Right To Sell	Effective Date:	06/04/2026	Status:	Active
Owner:	Haste Investments LLC	Listing/Lease Price:	\$399,000	Status Change Date:	06/04/2026
Broker Owner:	No	Original List Price:	\$399,000		
Seller Rep.:	Has owned the property for at least one year	Prospect Exempt:	No		
Cumulative Days on Market:	5	Sale/Lease:	Sale		
Days on Market:	5	Stipulation of Sale:	Standard		
Expiration Date:	05/31/2027	EMD Trust Account:	No		
Listing/Lease Price:	\$399,000				

	Name	Office	Primary	Other	Office	E-mail	Other Email
Listing Member:	Alex Rich 261159	Listing Office: Rich Company	252-256-1279		252-338-5432	alexanderbrich@gmail.com	

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