



## 2180 NC-304, BAYBORO, PAMLICO

**SOLD**

Have you ever dreamed of developing an affordable tract of waterfront property? Are you the type who can appreciate the exciting opportunity of a partially-built residential project 25 minutes from New Bern? Look no further!! On a tranquil tributary of the Bay River, this is a true "Diamond in the Rough", which, although daunting in appearance to the conventional waterfront shopper, is an investment opportunity for the intrepid builder/investor. The property consists of two tracts. Lot 1 (see survey) is 2.18 acres with a ca. 1970 former residential structure of approximately 1500 sq. ft. which is flood-damaged and currently uninhabitable. It has over 65' on Raccoon Creek and shares 576'+ of a navigable canal with the adjoining Lot 2. Lot 2 holds the key to the true dimensions of this property's potential... 3.08 acres of land and 322'+ of Raccoon Creek frontage, softened by a splendid marshland fringe. Already built on the site is a partially-completed effort to construct a tri-plex. Built in 2006, dried-in, and targeted towards a high-end market of fishing enthusiasts. Consequently, the building is elevated gracefully and highly above a concrete parking area designed to permit folks to park their fully-outfitted fishing boats under the structure! The windows are Andersen and the roof is of a dimensional shingle. The extent of property damage is unknown due to the current inability to enter the structure. Consider the possibilities! Perhaps the building could be re-configured into a luxurious single-family home with a guest wing? Maybe finish the tri-plex? How about a base for a fishing business with apartments? A place for your unique business, while you build a home in lieu of the old house on Lot 1? For only \$89,900.00, you can affordably enjoy all the exciting potential this rare property offers!

### MORE DETAILS

**Address:**

2180 NC-304  
Bayboro, NC 28515

**Acreage:** 5.3 acres

**County:** Pamlico

**GPS Location:**

35.157475 x -76.737316

**PRICE: \$89,900**