

BANKRUPTCY AUCTION

Bid Deadline: July 10, 2023 / Auction: July 13, 2023 / Min. Bid: \$735,000
Waterfront Condominium Redevelopment Opportunity
16 One-Bedroom Condo Units Across 2 Buildings
Fairfield Harbour, Minutes from Historic New Bern, North Carolina



Condominium Redevelopment Opportunity

OFFERING OVERVIEW

Great Neck Realty Co. is pleased to offer an incredible redevelopment opportunity within the Planned Unit Development of *Fairfield Harbour*, a waterfront community located on the protected harbour of Broad Creek along the Neuse River. With over 2,800 single family homes and condos, the development offers multiple harbour and marina facilities, a golf course, clubhouse, pools and other recreational parks & amenities.

Being offered for sale are two condominium buildings consisting of eight units each overlooking the Neuse River & Northwest Creek Marina. The buildings are within walking distance to the Broad Creek Recreational Center which offers indoor & outdoor pools, playgrounds, basketball & tennis courts, and fitness facility (membership to Rec Center can be purchased but is not included with sale). Each of the 16 units are 1-bed / 2-bath and consist of approx. 1,000 spacious square feet.

Resort-themed redevelopment opportunity in a beautiful setting with access to amenities, located within a short drive to Historic New Bern



OFFERING HIGHLIGHTS

- Master Association maintains roadways, infrastructure, and common areas.
- Spacious floor plans and overlook the Neuse River and Northwest Creek Marina.
- Roofs on each building replaces approx. 4 years ago.
- Located only 6 miles upriver to historic downtown New Bern and 18 miles down the Neuse River to the Intracoastal Waterway without bridges to navigate.
- Condo market trends show strong growth across sales and rentals.
- Buildings to delivered vacant and free & clear of timeshare interests.
- Property being sold “as-is, where-is” and subject to Bankruptcy Court approval (U.S. Bankruptcy Court for the Eastern District of NC, Case No. 22-02267-5-JNC).



Rob Tramantano | (984) 528-3619 (o) | (516) 902-9568 (m)
rtramantano@greatneckrealtyco.com | www.greatneckrealtyco.com