401 Church Street, Warrenton, North Carolina 27589-2007
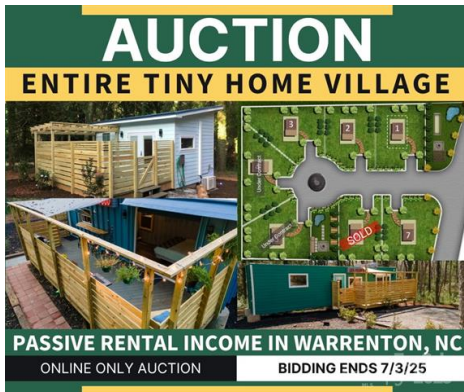
401 Church Street, Warrenton, North Carolina 27589-2007   List $: **$50,000**

MLS#: **4269266**	Category: **Residential Multi Unit**	County: **Warren**
Status: **ACT**	Parcel ID: **E6B370**	Acres: **1.79** **Auction/Reserve**
Legal Desc: **& HSE REID AGE OF HSE ESTIMATED HSE VERY POOR COND**		Zoning: **R12** **Starting Bid**
City Tax Pd To: **Warren**	Tax Val: **$76,865**	Deed Ref: **811-157**
Subdivision: **None**		OSN: **Canopy MLS**

General Information
Type: **Portfolio**
Style:
Units: **3**
Restrictions:
Rstrict Cmnts:

School Information
Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Bldg Information
Beds: **3**   Units Proj:
Baths: **3/**   Units Comp:
Yr Built: **2020**
New Const: **No**
Const Status:
Pets Allowed: **Yes**
Builder: Model:
Stories:

SqFt Information
Basement: **0**
Additional: **20**
NonHLA Bsmt:
Total HLA: **836**
Garage SF:

Additional Information
Assumable: **No**
Ownership: **Seller owned for at least one year**
Owner Resp: **All Utilities**
Tenant Resp: **None**
Spcl Cond: **None**
Rd Respons: **Publicly Maintained Road, Privately Maintained Road**

Units Information

Unit	# Units	HLA	Rent	FB	HB	Beds	Rooms
1 Bedroom	1	216		1		1	
1 Bedroom	1	320		1		1	
1 Bedroom	1	300		1		1	

Parking Information

Main Lvl Garage: **No**	Garage: **No**	# Gar Sp:	Carport: **No**		# Carport Spc:
Covered Sp:	Open Prk Sp: **No**	# Assg Sp:			
Driveway: **Gravel**		# Prkng Desc:			
Parking Features: **Assigned, Parking Space(s)**					

Features

Windows:	Laundry: **None**
Fixtures Exclsn: **No**	Basement Dtls: **No**
Foundation: **Crawl Space, Pillar/Post/Pier**	Fireplaces:
Accessibility:	Construct Type: **Site Built**
Exterior Cover: **Hardboard Siding, Metal**	Road Frontage:
Road Surface: **Gravel, Paved**	Patio/Porch:
Tenant Pays: **None**	
Owner Pays: **All Utilities**	
Appliances: **Electric Cooktop, Freezer, Microwave, Refrigerator, Tankless Water Heater**	

Utilities
Sewer: **Public Sewer**	Water: **Public Water**
Heat: **Ductless/Mini-Split System**	Cool: **Ductless/Mini-Split System**

Association Information
Subject to HOA: **None**	Subj to CCRs: **No**	HOA Subj Dues:

Public Remarks
SELLING VIA SWICEGOOD ONLINE AUCTION, LIST PRICE IS OPENING BID. Welcome to an exclusive tiny home village investment opportunity in the heart of Warrenton, NC! This income-producing property consists of three fully furnished, high-end tiny homes operating as successful short-term rentals, plus four additional vacant lots ready for expansion. Whether you're looking to scale an existing Airbnb business, develop more units, or create a private community, this property offers incredible flexibility. With a proven rental performance averaging a $157 nightly rate and 52% occupancy. Annual rental income potential is over $70K per home! Strategically located in charming Warrenton, NC, with an emerging vacation rental market that provides a low-competition, high-demand opportunity. Don't miss the chance to BID YOUR PRICE on this amazing investment property and start earning from DAY ONE! Bidding for this online only auction is live now and runs through 7/3/25.

Agent Remarks
Auction information, terms and video tour can be found at www.ready2bid.com. Your client must register and bid themselves. Brokers only need to complete "broker participation form" found under FAQ section of our website to "claim" your client. Listing firm is also the Auction firm. The Swicegood Group, Inc. NCAFL 8790.

Showing Instructions, Considerations, and Directions
Call Listing Agent

From Hwy. 401/Main Street, turn East onto Church Street. Property is on Right.

List Agent/Office Information

DOM: **0** CDOM: **0**		Expire Dt: **08/31/2025**
Mkt Dt: **06/09/2025**	DDP-End Dt:	
Agent/Own: **No**		
For Appt Call: **800-746-9464**	List Agreemnt: **Exclusive Right To Sell**	
List Agent: **Zach Johnson (62482)**	Agent Phone: **828-408-1651**	
List Office: **The Swicegood Group Inc (10160)**	Office Phone: **336-751-4444**	

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Price: **$50,000**