



15894 HIGHWAY 17  
P.O. BOX 56  
HAMPSTEAD, NC 28443  
910/270-5100 FAX: 910/270-5110

359 N. FRONT STREET  
P.O. BOX 215  
WILMINGTON, NC 28402  
910/251-2211 FAX: 910/251-2218

# FOR SALE

## FOUR UNIT APARTMENT WITH GARAGE



**1307 & 1309 South Fourth Street  
Wilmington, North Carolina**

**This affordable two story house has been divided into four apartments, two upstairs and two downstairs with available off street parking and a large front yard. The 2400 square foot investment offering also includes a second lot with a 670 square foot garage. Asking only \$136,000.**

**CALL HENRY NADEAU  
(910) 270-5100**

**Commercial & Investment Real Estate Specialists**

email: [info@creativeproperties.biz](mailto:info@creativeproperties.biz)  
[www.creativeproperties.biz](http://www.creativeproperties.biz)



## 1307 & 1309 South Fourth Street



### APARTMENTS - 1309 S. 4TH ST

- 2460 Total Square Feet
- 2 Story Quadrplex
- Wood Frame Construction(1964)
- New Roof (2007)
- Two Efficiencies and Two One-Bedroom Units
- Separately Metered Electric, Water, Gas and Cable

### GARAGE - 1307 S. 4TH ST

- 670 SF
- Metal Construction (1945)

### THE LOT

- .227 Acres (66' x 150')
- Off Street Parking
- 66 Feet of Frontage on 4th Street and Hooper Alley
- Many Large Trees
- Zoned R-5
- Book 1729 Page 421
- Tax Parcel ID: R-05-413-038-005

### THE OFFERING

**\$136,000**

**(Owner Financing Available)**

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Creative Properties, Inc. reasonably believes the information in this brochure is fairly and accurately stated. However, any prospective purchaser is urged to independently confirm its accuracy and completeness.

