



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

SALE OR LEASE HAMPSTEAD COMMERCIAL FACILITY



**14653 Highway 17
Hampstead, North Carolina**

This 7350 square foot building is located in the very heart of the growing Hampstead community. Formerly a health club and a night club, this versatile facility can suit a wide variety of commercial uses. Available for immediate occupancy.

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



Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



14653 HIGHWAY 17

THE BUILDING

- 7350 Square Feet
- Fully Heated and Cooled Except Utility Rooms
- Attractive Interior Finish
- Two Large, Multi-Fixture Washrooms With Showers Plus Three Additional Small Washrooms
- 950 Amp Service
- Kitchenette With Sink & Counter
- Carpet & Tile
- 12' Ceiling in Main Area
- Seven Tvs, Seven Video Players and CATV Control System in Place

THE LOT

- .58 Acre
- 99' Highway Frontage
- General Business Zoning (GB Pender County)
- Septic and Well With Softener
- Paved Parking
- Tax Parcel 3282-87-7143
- Deed Book 1646 Page 10 Tract 1
- Subject to Driveway Easement With Neighbors
- Includes Easement Rights to Pylon Sign on Adjacent Lot

THE OFFERINGS

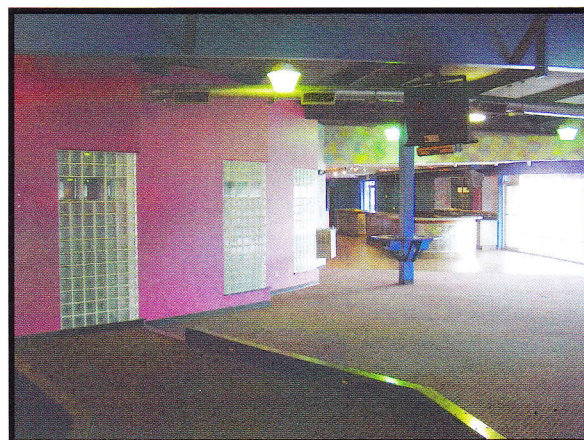
SALE
\$690,000

LEASE
\$4800/month



THE MARKET

- Population of Southeast Pender County Projected to Double Between 2010 and 2030 (2004 MPO Study)
- Traffic Count 30,000 Cars Per Day



CREATIVE COMMERCIAL PROPERTIES, INC.

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(910) 620-1237

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Creative Commercial 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.

