



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

UNIQUE COMMERCIAL OR RESIDENTIAL BUILDING



**1485 Lanvale Road
Leland, North Carolina**

This impressive facility offers over 7600 square feet of high quality space. Constructed to serve as an office, this very versatile mansion is ideal for a church activity center, a residential group home or a wide variety of institutional or commercial uses. Priced well below cost by a motivated seller, this is truly an exceptional opportunity.

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

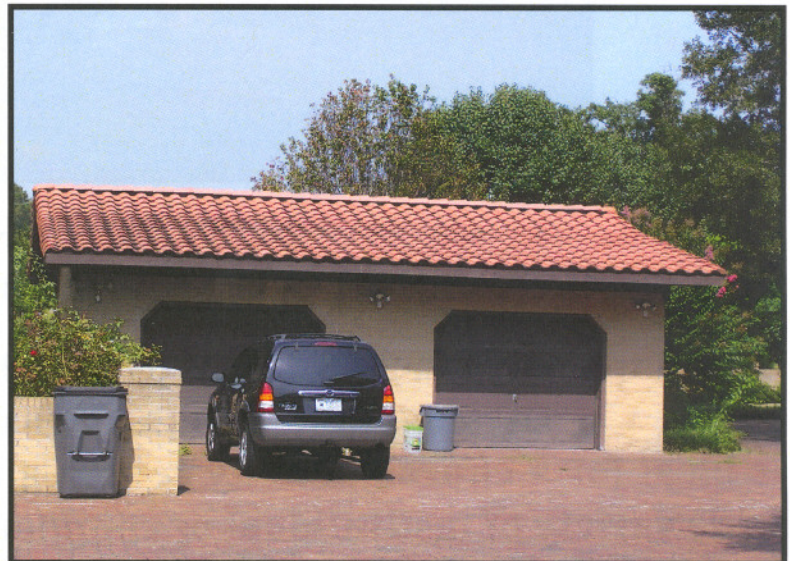


Commercial & Investment Real Estate Specialists

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



1485 Lanvale Road



CREATIVE COMMERCIAL PROPERTIES, INC.

15894 Hwy 17
P.O. Box 56
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MIKE NADEAU
(910) 620-1237

email:mike@creativecommercial.biz
www.creativecommercial.biz

359 N. Front Street
P.O. Box 215
Wilmington, NC 28402
(910) 251-2211
(910) 251-2218 FAX

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.

1485 Lanvale Road

THE BUILDING

- 7650 Square Feet in Two Stories
- Beautiful Brick Exterior
- Six Washrooms
- Full Kitchen
- Fully Heated & Cooled (4 Units)
- Tile Roof
- Exceptional Interior Finishes
- Final Finishing of Rear Section
Will Depend on Use Intended

THE LOT

- 1.6 +/- Acres
- 256' Frontage
- Additional Land in Rear May
Be Available
- Beautifully Landscaped
- Paved Parking on Side (14
Spaces) With Extra Rock
Yard
- Municipal Water & Sewer
- A Portion of Tax Parcel
#02900056

THE ZONING

- Neighborhood Commercial (NC)
Zoning Designation Can Serve
Many Uses, Including:
 - Offices - Daycare - Church
 - School - Retail - Restaurant
 - Bed & Breakfast - Club or Lodge
 - Family Care Home
 - Group Care Facility (By Special Use
Permit)



THE GARAGE

- 775 Square Feet (31' x 25')
- Two Cars Plus Storage Shed



THE OFFERING

\$495,000

This Property is Co-Listed With:



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