



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

201 N. FRONT STREET • SUITE 602
WILMINGTON, NC 28401
910/251-2211 FAX: 910/251-2218

SALE OR LEASE

HAMPSTEAD MEDICAL OFFICE



**15444 Highway 17
Hampstead, North Carolina**

This 1275 square foot brick office facility sits on an exceptional wooded lot in the Hampstead Village Office Park. Formerly occupied by a pediatrician and available for occupancy, it is well suited for a wide variety of small businesses.

**Call
Mike Nadeau
at (910) 270-5100**



Commercial & Investment Real Estate Specialists
email: creative@creativeproperties.biz
www.creativeproperties.biz



15444 Highway 17

THE BUILDING

- 1275 Square Feet (45.2'x 28.25')
- Brick and Wood Frame Construction (1984)
- Heat Pump HVAC
- Septic & Community Water
- Currently a Medical Office With Waiting Room and Exam Rooms

THE LOT

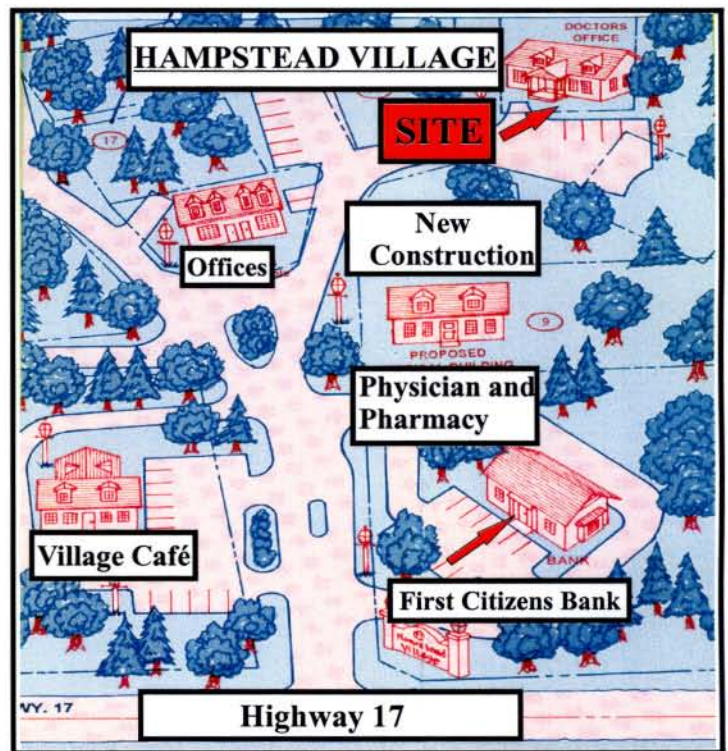
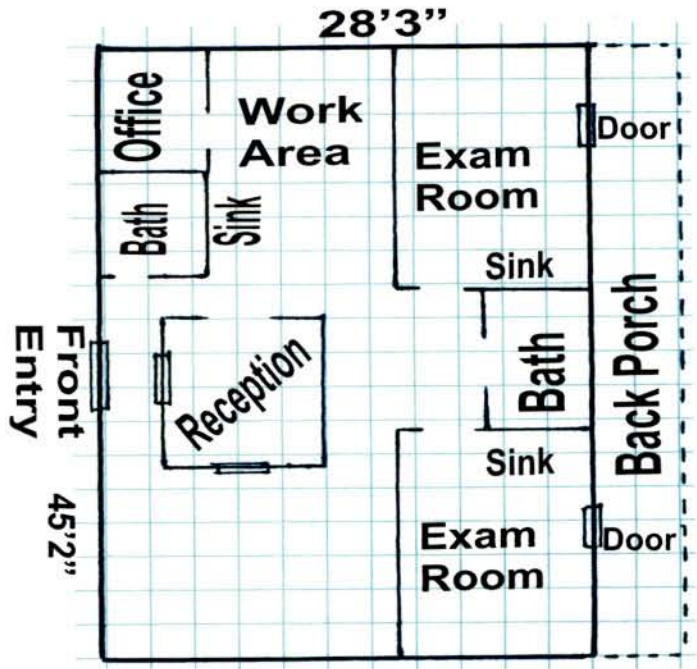
- Lot 14 - Hampstead Village Subdivision
- .129 Acres (75' x 75')
- Association Covenants allow use of Adjacent Common Areas, Greatly Enhancing Lot's Potential
- PD Zoning allows a wide variety of Commercial Uses
- Tax Parcel ID 3292-19-6355

THE AREA

- Population of Southeast Pender County Projected to Double Between 2003 and 2020 (2004 MPO Study)

THE OFFERINGS

<u>SALE</u>	<u>LEASE</u>
\$248,000	\$1400/Month



CREATIVE PROPERTIES, INC.

15894 Hwy 17
P.O. Box 56
Hampstead, NC 28443
(910) 270-5100
(910) 270-5110 FAX

CALL

MIKE NADEAU
270-5100

www.creativeproperties.biz

201 N. Front Street
Suite 602
Wilmington, NC 28401
(910) 251-2211
(910) 251-2218 FAX



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.

