



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

HAMPSTEAD OFFICE/WAREHOUSE AND BUILDING PAD



**15860 Highway 17
Hampstead, North Carolina**

This 1.42 acre property in the heart of Hampstead's business district offers a freestanding 6000 square foot building plus a fully developed pad ready for a future 4800 square foot office. Zoned for a wide variety of businesses, this high-visibility property offers the building and the pad for sale separately.

**CALL MIKE NADEAU
Owner/Broker
(910) 270-5100**



Commercial & Investment Real Estate Specialists
email: info@creativecommercial.biz
www.creativecommercial.biz



15860 HIGHWAY 17

THE LOT

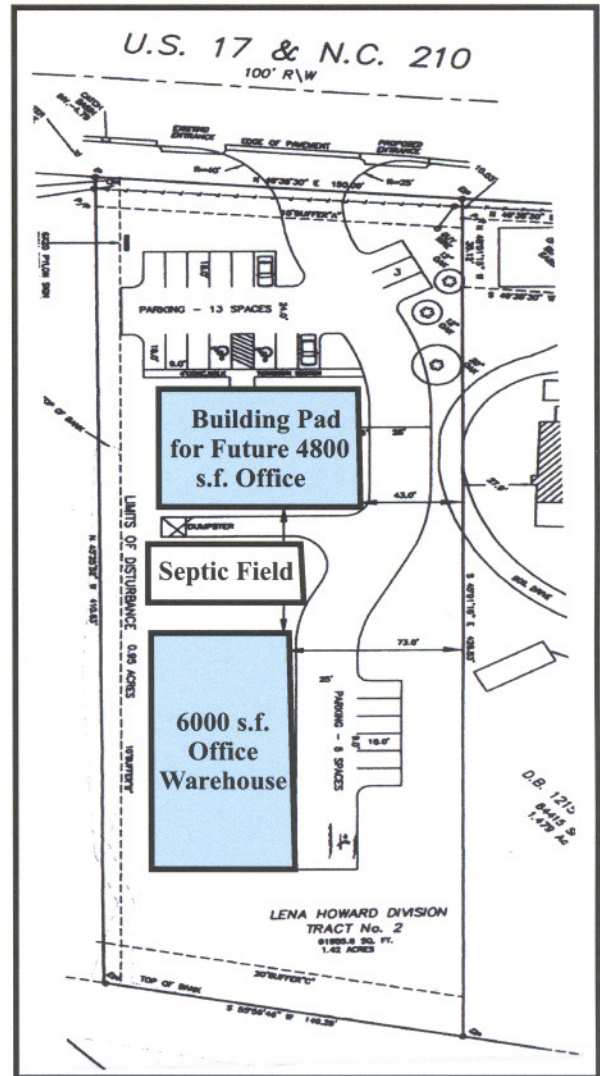
- 1.42 Acres
- 150' Highway Frontage
- Zoned GB (General Business)
Under Approved Development Plan
- County Water
- Tax Parcel 3293-31-4612-0000

THE BUILDING - CONDO UNIT 1

- 6000 Square Foot Office/Warehouse
 - Suite 1: - 2500 s.f. with 480 s.f. Office
 - Overhead Door (14')
 - Suite 2: - 3500 s.f. with 256 s.f. Office
 - Two Overhead Doors (14')
- 2007 Construction
- Eave Height - 16'
- \$425,000

THE BUILDING PAD - CONDO UNIT 2

- Zoning Approval in Place for Construction of a 4800 Square Foot Office Building
- Architectural Plans Complete for the Shell Structure
- \$125,000



SITE IMPROVEMENTS

- Site Improvements Complete to Serve Both Structures: Paving, Pylon Sign, Septic System, Electric Transformer, County Water, Irrigation and Landscaping

THE CONDO STRUCTURE

- A Two Unit Condominium Will be Formed by Seller, Providing an Undivided Interest in all Common Areas to Both Units

CREATIVE COMMERCIAL PROPERTIES, INC.

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CALL
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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.

