



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 FRONTAGE RETAIL/OFFICE SPACE



**3417 Wrightsville Avenue  
Wilmington, North Carolina**

**Fronting one of the main thoroughfares in the heart of the Wilmington business district, this 980 square foot building combines high exposure with the versatile Community Business (CB) zoning. It is ideal for a wide variety of commercial uses.**

**Call Henry Nadeau  
(910) 270-5100**

**Commercial & Investment Real Estate Specialists**

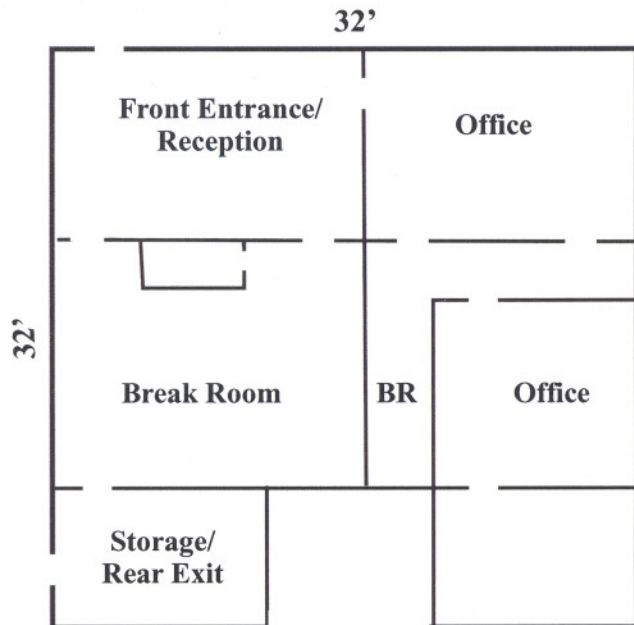
email: [info@creativeproperties.biz](mailto:info@creativeproperties.biz)  
[www.creativeproperties.biz](http://www.creativeproperties.biz)



# 3417 Wrightsville Avenue

## THE BUILDING

- 980 Square Feet
- Wood Frame Construction (1946)
- 8' Ceiling
- Fully Heated & Cooled (1 Unit)
- Alarm System Installed
- One Wash Room
- Asbestos Siding



## THE LOT

- .39 Acres
- 71' Frontage
- Large Yard in Back
- Population Count Within Five Mile Radius 50,000
- Zoned Community Business (CB) Generally Allowing Most Office, Retail and Service Business
- Tax Parcel ID R05513-007-006
- Deed Book 1223 Page 1970



## SALE

**\$180,000**

**(Owner Financing Available)**

## THE LEASE

**\$1,100/Month**

### CREATIVE PROPERTIES, INC.

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CALL

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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.

