



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 HIGH TRAFFIC THREE BAY GARAGE



606 South 17th Street  
Wilmington, North Carolina

**This busy corner garage has been a busy auto repair facility for decades. Offering three bays and 16,000 cars per day exposure, this property is for sale for \$195,000.**

**CALL MIKE NADEAU  
(910) 620-1237**



**Commercial & Investment Real Estate Specialists**  
email: [info@creativecommercial.biz](mailto:info@creativecommercial.biz)  
[www.creativecommercial.biz](http://www.creativecommercial.biz)



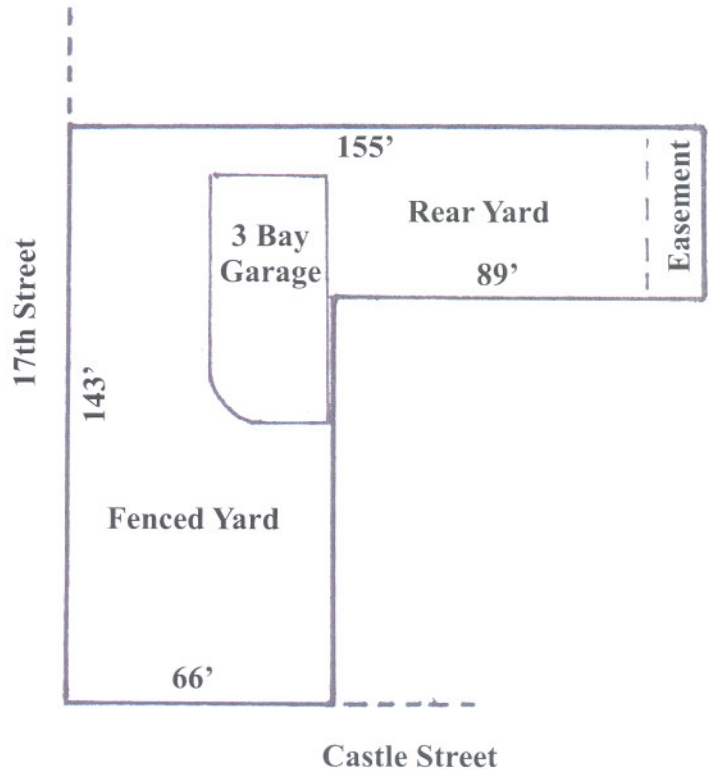
## 606 SOUTH 17TH STREET

### THE BUILDING

- 1860 Square Feet
- Block Construction - 1956
- 3 Bays With 10'x10' Doors
- Natural Gas Heat in Office
- 2 Washrooms

### THE LOT

- 13,265 Square Feet
- Corner Lot at Stoplight
- 66' Frontage on Castle
- 143' Frontage on 17th
- Fenced Yard Approx 2000 Square Feet
- Additional Yard in Rear, Subject to 559 Sq. Ft. Access Easement
- Zoned Commercial Services (CS)
- Municipal Sewer and Water (No Wells Allowed)



### ENVIRONMENTAL

- State-Mandated Environmental Remediation Completed and "No Further Action" Letter Issued in 2007

### THE OFFERING

**\$195,000**

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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.

