



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

# FOR SALE

## COMMERCIAL INVESTMENT PROPERTY



7524 & 7594 Hwy 117  
Rocky Point, NC

This 1.49 acre lot in the fast growing Rocky Point community offers two fully leased buildings. Zoned B-2 General Business, these stores present a viable investment property.

CALL  
MIKE NADEAU  
at (910) 270-1530

*Commercial & Investment Real Estate Specialists*

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



## 7524 & 7594 Highway 117

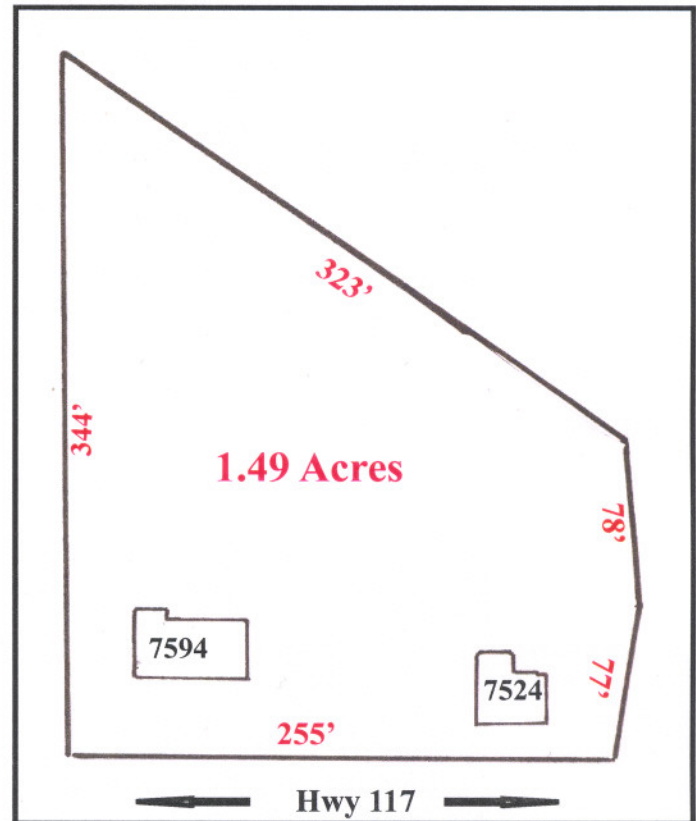
### THE BUILDINGS

#### 7594

- 1075 Square Feet
- Stick Built Construction
- Suitable for Office or Store Use
- County Water; On-Site Septic
- Leased Through March 2010  
@ \$800/Mo.

#### 7524

- 1570 Square Feet
- Block Construction
- Fully Renovated
- County Water; On-Site Septic
- Leased Through April 2011  
@ \$1400/Mo; Option to  
Renew Through 4/12  
@ \$1500/Mo
- Currently a Fitness Center  
and Hair Salon
- Formerly a Gas Station;  
“Notice of Further Action”  
Issued by DEHNR on  
7/13/2005



#### THE SITE

- 1.49 Acres
- 255' Highway Frontage
- B-2 General Business Zoning
- Tax Parcel 3235-76-0430

### THE OFFERING

**\$272,000**

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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.

