



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 OR LEASE OFFICE WAREHOUSE



**419 Raleigh Street
Wilmington, North Carolina**

This 7200 square foot building provides a good mix of office and warehouse space. Located in the Landmark Industrial Park this facility has ready access to Wilmington and Carolina Beach as well as the international ports in Wilmington. Also configured as a condominium, the two suites are available for individual purchase.

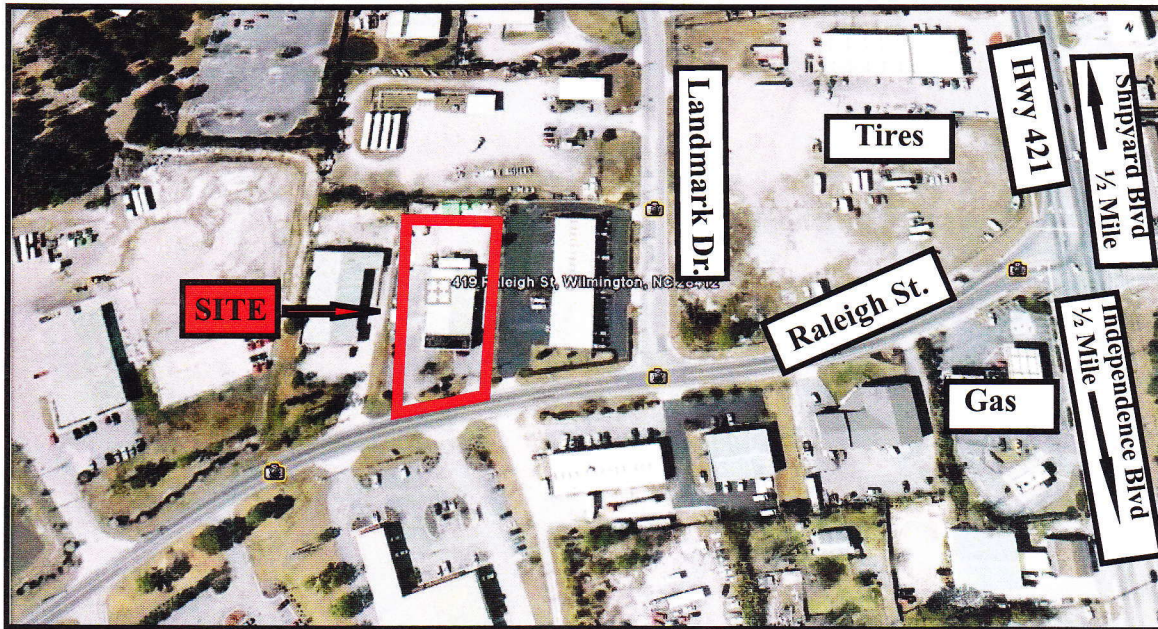
**CALL MIKE NADEAU
(910) 270-5100**

Commercial & Investment Real Estate Specialists

email: info@creativecommercial.biz
www.creativecommercial.biz



419 RALEIGH STREET



THE BUILDING

- 7200 Square Feet
- 60'x120'
- Metal Construction-1990
- Extensive Decked Storage Above Some Offices
- 16' Warehouse Peak
- Currently Configured as Two Office/Warehouse Condos:
 - UNIT A Measures 5580 Square Feet. Combines Offices and Extensive Fully Heated and Cooled Warehouse Space. This Suite is Currently Leased Month to Month
 - UNIT B Provides 1620 Square Feet of Quality Office Space With a Heated and Cooled Garage and is Available for Immediate Occupancy
- Condos Subject to Recorded Association Documents

THE LOT

- 1 Acre (43,566 s.f.) in Landmark Industrial Park
- Zoned Heavy Industrial (IND)
- Fenced Back Yard
- 15' x 60' Covered Shed
- Paved Driveways and Parking Area
- 150' Frontage on Raleigh St.
- Municipal Water and Sewer
- Tax ID# R06500-002-047-000
- Book 2221 Page 926
- Subject to Covenants Of Landmark Industrial Park

SALE OFFERINGS

Entire Facility	\$597,000
Condo Suite A	\$398,000
Condo Suite B	\$199,000

LEASE OFFERING

Condo Suite B \$1300/month
(Additional 600 sq. ft. Warehouse available separately for \$300 if needed)

CREATIVE COMMERCIAL PROPERTIES, INC.

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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.

