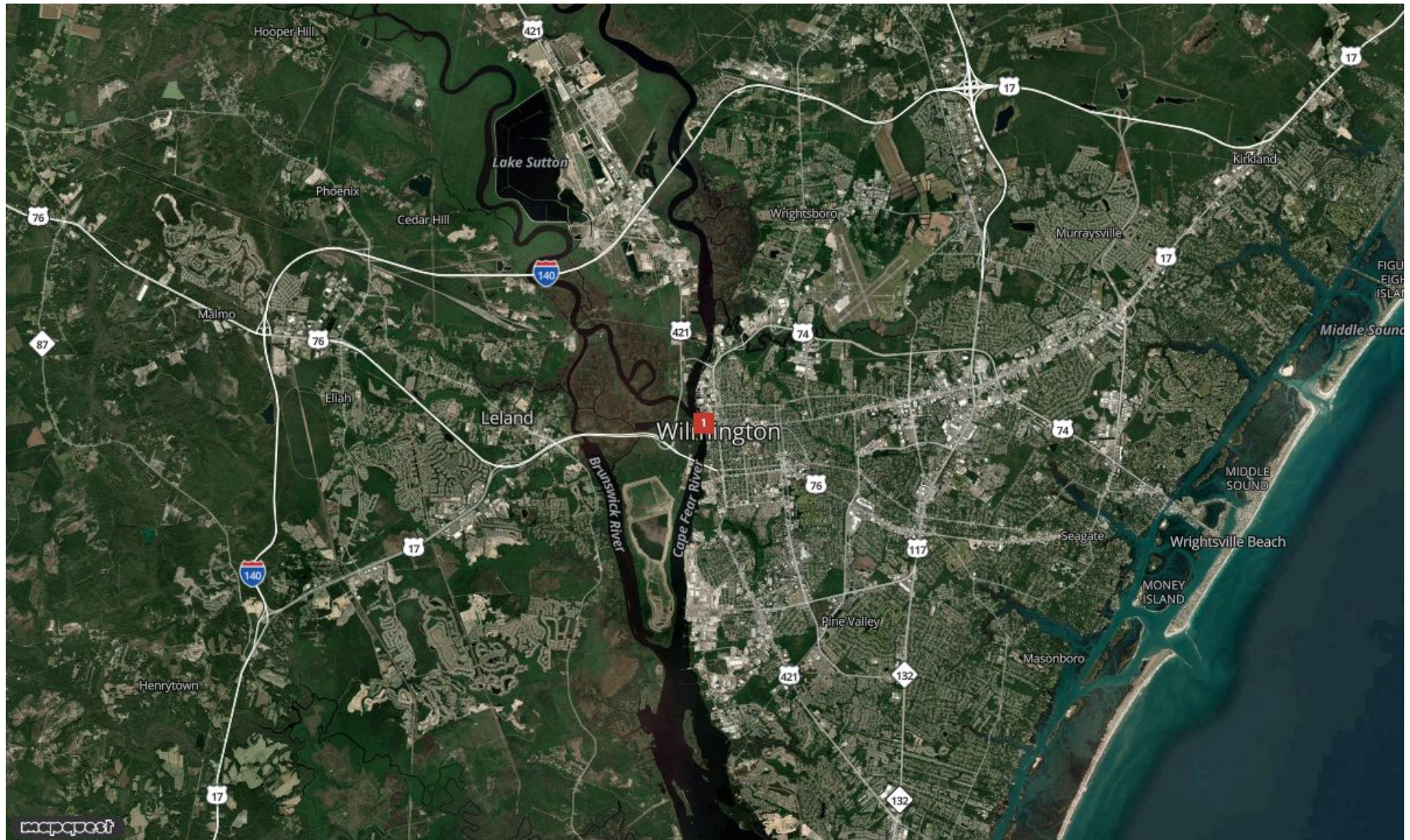


Report for 106 N Water St, Wil...

Carolina Commercial Investment Properties, LLC

3808 Park Ave. Ste. 220 Wilmington, NC 28403 | 910-297-9572



Retail Condo For Sale



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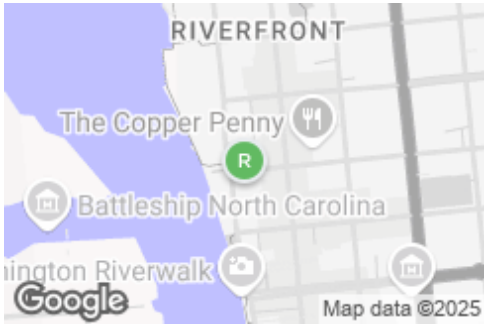
Water St Retail Condo (Condos)

Unit 107, Wilmington, NC, 28401

Retail Condo For Sale

Prepared on July 22, 2025

1 of 1 Listings



Listing Details | Retail Condo For Sale

Suite	107
Secondary Uses	Office, Hospitality
Condo	Yes
Total Available Space	585 SF
Asking Price	\$248,000
Listing Price Per SF	\$423.93
Cap Rate (Actual)	-
Total Expenses	\$759.33
Investment	No
Possession	Now
Signage	On Building
Show Instructions	Call broker

Tax Year	2024
Real Estate Taxes	\$759.33 in 2024
Vacant	Yes
Vacant Date	6/30/2025
Available Date	7/15/2025
Days On Market	10 days
Date Listed	7/12/2025
Last Modified	7/22/2025
Listing ID	42954076
Condo Fee Desc.	1,200 Quarterly
Restrooms	1
Parking Spaces	-

Description

Want to own your own retail or office building on the bustling Downtown Wilmington Waterfront? Positioned between the new River Walk property and the Federal Courthouse. One Private parking space included as well as Public lot and convenient on-street parking steps from the unit. Most recently operated as a restaurant this very flexible unit could be any small office or retail user.

Property Features

Location Details

Address	Unit 107, Wilmington, NC, 28401
Zoning	CBD
County	New Hanover

Parcels	3117-78-3986.000
Name	106 N Water St
Nearest MSA	Wilmington

Building Details

Sub Type	Hotel	Number of Units	1
Building Status	Existing	Parking Spaces	1
Building Size	101,560 SF	Parking Ratio	-
Land Size	0.32 Acres / 13,765 SF	Condominiumized	Yes
Number of Buildings	1	Rentable Space	579 SF
Number of Floors	9	LEED Level	0
Year Built	2000	Water	Yes
Primary Constr. Type	Masonry	Sanitary Sewer	Yes
Occupancy Type	Single Tenant	Rail Service	No

Property Listings

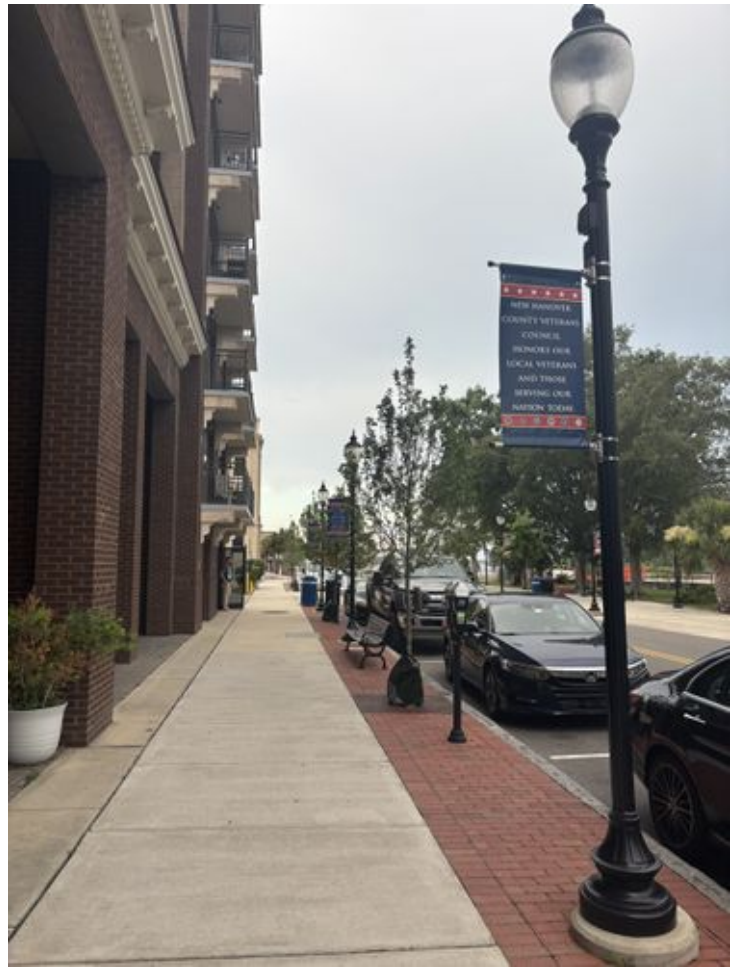
1 Listing | 585 SF | \$248,000

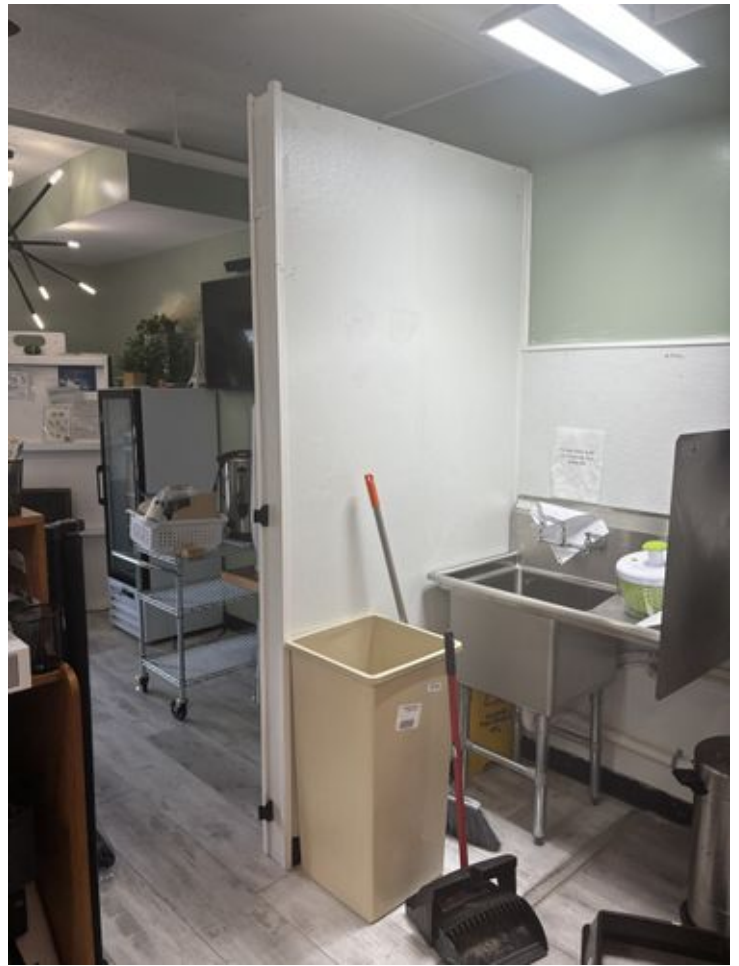
Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	Yes	Restaurant	107	585 SF	\$248,000	7/15/2025

Additional Photos















Contact



PJ Doherty
910-297-9572
pj@carolinacip.com



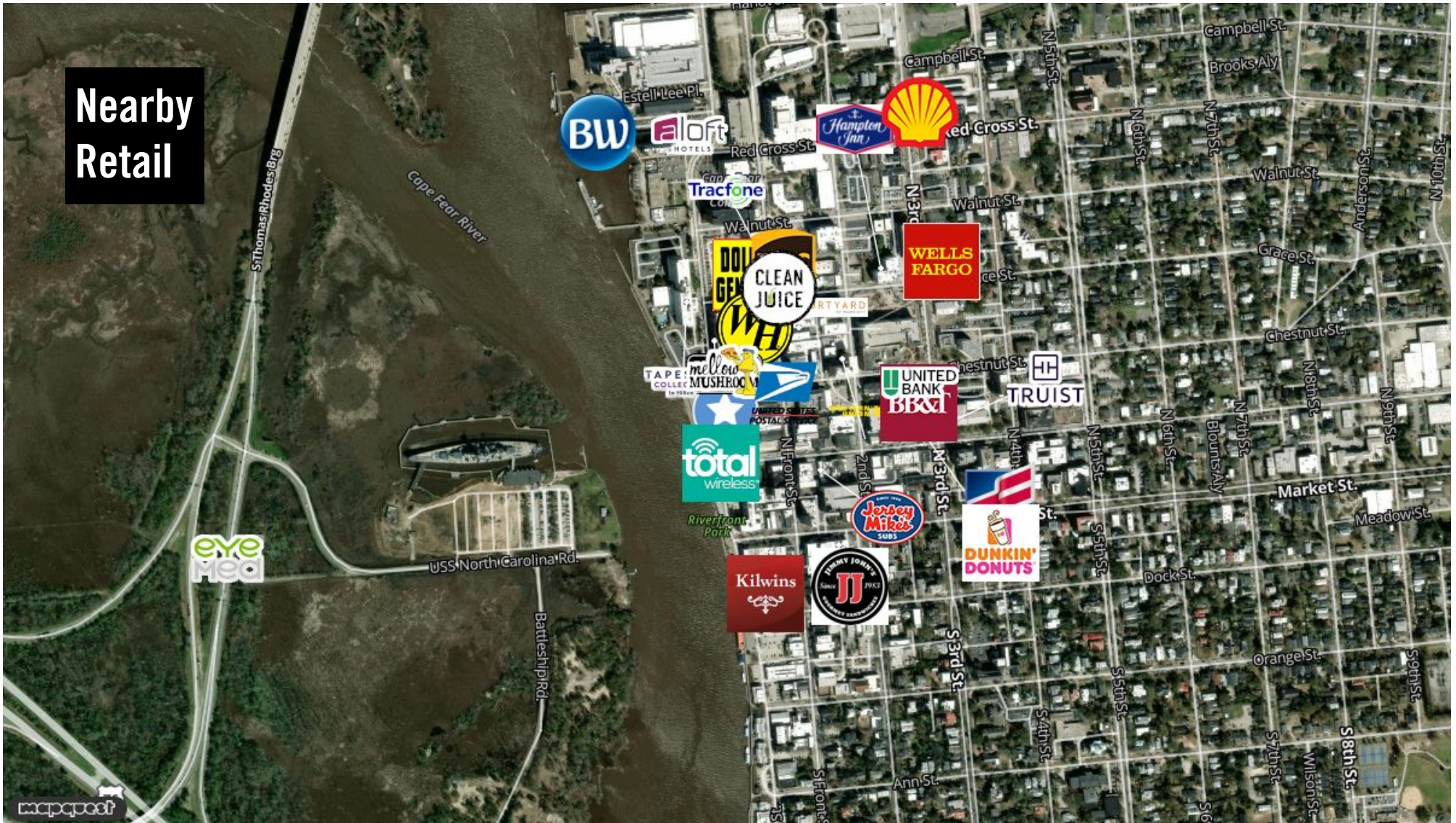
Carolina Commercial Investment Properties, LLC

106 N Water St

CAROLINA
COMMERCIAL
INVESTMENT PROPERTIES
BROKERAGE SERVICES

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MOODY'S
ANALYTICS

Catylist