

517 Lewis Dr Carolina Beach, NC 28428



Hive MLS



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Broker

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NEW Active / For Sale • New, Active: 3/4/2026

List Price
\$3,250,000
 Active Date 3/4/2026 Listing ID 100558081

Price Per Sq Ft
\$126

Commercial
Type

HB
Zoning

25,720
Sq Ft

Basic Facts

Type
Commercial

Subtype
Miscellaneous

Days in RPR
3

Year Built
1984

Price by SqFt
\$126 per sq ft

Zoning
HB

Land Use
Mini-Warehouse

General Use
Mini-Warehouse, Self Storage

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Property Information

Description

Rare opportunity to acquire Pleasure Island Mini Storage, a well-established and family-owned self-storage facility located just over the bridge on highly desirable Pleasure Island in Carolina Beach, North Carolina. Operating successfully for over 20 years, this turnkey investment offers strong in-place income with significant potential for rental rate increases and additional revenue streams. The facility consists of 8 storage buildings with approximately 237 units in various sizes, totaling approximately 25,720 square feet of rentable storage space. The property is fenced and secured with video surveillance cameras, providing safety and convenience for tenants. Strategically positioned within a growing commercial corridor, the property benefits from strong residential growth, nearby businesses, and steady beach traffic. With excellent visibility and easy access on and off the island, the location supports consistent demand for storage services from both residents and businesses. A unique feature of this property is the on-site management office with a comfortable reception area, along with a spacious upstairs one-bedroom apartment complete with appliances. This offers flexibility for an owner/operator to live on-site while managing the facility, or the apartment can be rented to generate additional income. **Property Highlights:** • 8 storage buildings with approximately 237 units • Approximately 25,720 total square feet • Units in multiple sizes to accommodate a variety of storage needs • Fully fenced storage area with video security cameras • Not located in a flood zone • Located near residential neighborhoods and local businesses • Strong potential for rental rate increases and expanded revenue opportunities With continued population growth in Carolina Beach and the surrounding Pleasure Island communities, combined with limited available storage inventory in the area, Pleasure Island Mini Storage presents a rare opportunity to acquire a stable, income-producing asset in a thriving coastal market.

Property Features

LISTING

Construction Features	Block, Concrete	Foundation Features	Slab
Water Front	None	Parking	Off Street
Lot Size Dimensions	165 x 385 x 185 x 384	Basement	None
Cooling	Wall/Window Unit	Floor	Laminate, Vinyl
Heating	Electric, Other, Fireplace	Utilities	Electricity Connected
Water	Well	Building Sqft	25,720 sq ft

PUBLIC

Building Quality	C	Building Condition	Good
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517 Lewis Dr, Carolina Beach, NC 28428

Property Features

PUBLIC

Number of Buildings	7	Total Number of Units in Complex	2
Topography	Low Elevation	Lot Size Sqft	63,162 sq ft
Lot Size Acres	1.45 acres	Building Sqft Est.	26,864 sq ft
Building Sqft	1,200 sq ft	Neighborhood Code	CAOB7
Heating Fuel Type	None	Base Area	600
Adjusted Area	600	Basement Features	No Basement

Location Details

Directions to Property	South on Carolina Beach Road (Hwy 421 S) across Snows Cut Bridge to Carolina Beach. Left at 1st light and follow access road to 1st right on to Lewis Drive . Property is on the corner of Lewis Road and the Access Road.	Zoning	HB
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Flood Zone X (unshaded)

Legal Description

Parcel Number	R08810-004-026-000	County	New Hanover County
Zoning	HB	City/Municipality/Township	CAROLINA BEACH
Census Tract	371290122.013005	Carrier Route	C005
Abbreviated Description	BLK:4 DIST:CB CITY/MUNI/TWP:CAROLINA BEACH TR A WALKER T LEWIS DIV MAP REF:MAP 8810	FIPS Parcel Number	37129R08810-004-026-000
Building sqft Estimate	26,864	General Use	Mini-Warehouse, Self Storage
Overall Use	WAREHOUSING & STORAGE	Current Use	Business



Owner Facts

Owner Name (Public)	JOHN M. BOLES	Owner Name 2 (Public)	NANCY T. BOLES
Owner Name (Listing)	JOHN BOLES, NANCY BOLES	Mailing Address	Po Box 2246 Carolina Beach NC 28428-2246
Contact Title	OWNER	Contact Name	JOHN BOLES

Financial Details

Adjusted Prop. Value	\$2,431,000	Est. Prop Change Current Owner	53%
MTG Risk Score	7	No. of Refis or Equity Loans	1
Default History	NO DEFAULTS IN AVAILABLE RECORDS	Financial Risk Score	7
Property Use Risk Score	A	Local Area Credit Risk Score	B
Special Risk Characteristics	OWNER HAS HAD PROPERTY OVER 10 YRS - LOWER RISK	Questionable Tax Square Footage	X

Listing History

Current Records

Change Date	Description	Price	Change %
3/6/2026	New Listing	\$3,250,000	

Public Record History

Mortgage

Contract Date	1/13/2021
Recording Date	1/14/2021
Loan Type	Commercial
Borrower Name	JOHN M BOLES, NANCY T BOLES
Borrower ID	Individual(s)
Borrower 2 ID	Individual(s)





Public Record History

Mortgage

Contract Date	1/13/2021
Loan Amount	\$850,000
Lender Name	UNITED BANK
Lender Type	Bank
Mailing Address	28401
Borrower Mailing Address	7647 CAROLINA BEACH RD, WILMINGTON, NC 28412
Document #	2021001963
Book Number	6400
Page Number	2430
Record Type Code	S
Record Type	S
Title Company Name	NONE AVAILABLE

Tax

Assessment Year	2025	2024	2023	2022	2021
Assessed Value - Land	\$1,241,700	\$849,500	\$849,500	\$849,500	\$849,500
Assessed Value - Improvements	\$1,189,300	\$984,100	\$984,100	\$984,100	\$984,100
Total Assessed Value	\$2,431,000	\$1,833,600	\$1,833,600	\$1,833,600	\$1,833,600
Assessor Market Value Year	2025	2024	2023	2022	2021
Assessor Market Value - Land	\$1,241,700	\$849,500	\$849,500	\$849,500	\$849,500
Assessor Market Value - Improvements	\$1,189,300	\$984,100	\$984,100	\$984,100	\$984,100
Total Assessor Market Value	\$2,431,000	\$1,833,600	\$1,833,600	\$1,833,600	\$1,833,600
Tax Rate Code Area	CB	CB	CB	CB	CB
Total Tax Amount	-	\$7,560	\$7,193	\$11,035	\$10,015
Delinquent Year	-	-	2022	2021	-

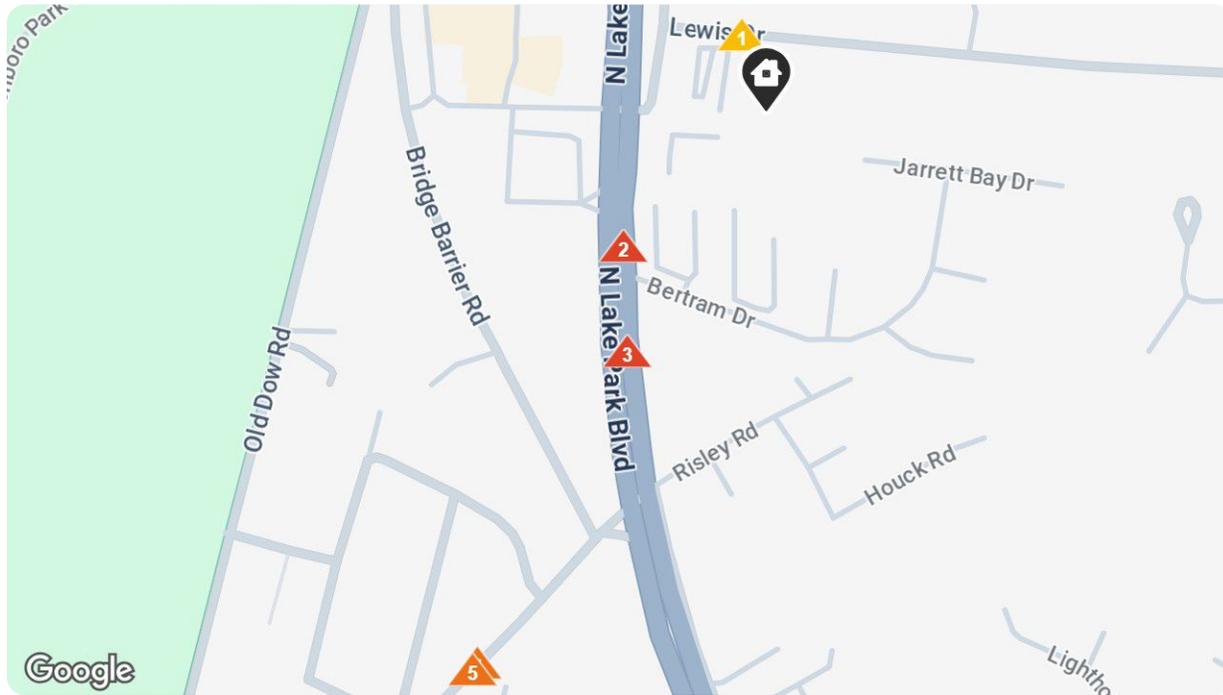


517 Lewis Dr, Carolina Beach, NC 28428

Listing Details

Listing ID	100558081	Listing Source	Hive MLS
Listing Agreement	Exclusive Right to Sell(ER)	Showing Instructions	24 Hour Notice,Appt Required,Call Listing Agent,Restricted Hours
Showing Phone	888-851-9899	Possession	Close Of Escrow,At Closing
Legal	BLK:4 DIST:CB CITY/MUNI/TWP:CAROLINA BEACH TR A WALKER T LEWIS DIV MAP REF:MAP 8810		

Traffic Counts



- Daily Traffic Counts**
- ▲ Up to 6,000 / day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ Over 100,000 / day

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Traffic Counts within 1 mile by Proximity

1 1,290

Lewis Drive
2025 Est. daily traffic counts

Cross: Access Rd
Cross Dir: W
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2023	▲ 1,300	AA DT
2021	▲ 1,248	AA DT
2019	▲ 1,300	AA DT

2 26,141

North Lake Park Boulevard
2025 Est. daily traffic counts

Cross: Bertram Dr
Cross Dir: SW
Distance: 0.01 miles

Historical counts

Year	▲ Count	Type
2019	▲ 26,000	AA DT

3 25,956

North Lake Park Boulevard
2025 Est. daily traffic counts

Cross: N Lake Park Blvd
Cross Dir: N
Distance: 0.04 miles

Historical counts

Year	▲ Count	Type
2023	▲ 26,000	AA DT
2021	▲ 25,396	AA DT

4 12,083

Dow Road North
2025 Est. daily traffic counts

Cross: Glenn Ave
Cross Dir: NE
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2019	▲ 12,000	AA DT

5 11,514

Dow Road North
2025 Est. daily traffic counts

Cross: Glenn Ave
Cross Dir: NE
Distance: 0.03 miles

Historical counts

Year	▲ Count	Type
2023	▲ 12,000	AA DT
2022	▲ 11,793	AA DT
2021	▲ 11,793	AA DT
2011	▲ 8,871	AD T
2003	▲ 7,800	AA DT

AA DT - Annual Average Daily Traffic

AD T - Average Daily Traffic

AA WT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

Photos

Listing Photos



Photos

Listing Photos



Photos

Listing Photos



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