



15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FOR LEASE COMMERCIAL SUITES



**3041 NORTH KERR AVENUE
WILMINGTON, NORTH CAROLINA**

This recently renovated commercial building sits on a corner lot in the fast growing Wrightsboro community. Available immediately, we are offering our last suite of 1,500 square feet. With good visibility, ample parking and flexible Airport Commercial zoning, this is an ideal location for a wide variety of retail, showroom, office and professional service businesses.

**CALL
LAURENCE NADEAU
OWNER/BROKER
(910) 515-3622**

**CALL
HENRY NADEAU
OWNER/BROKER
(910) 524-7184**

Commercial & Investment Real Estate Specialists

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



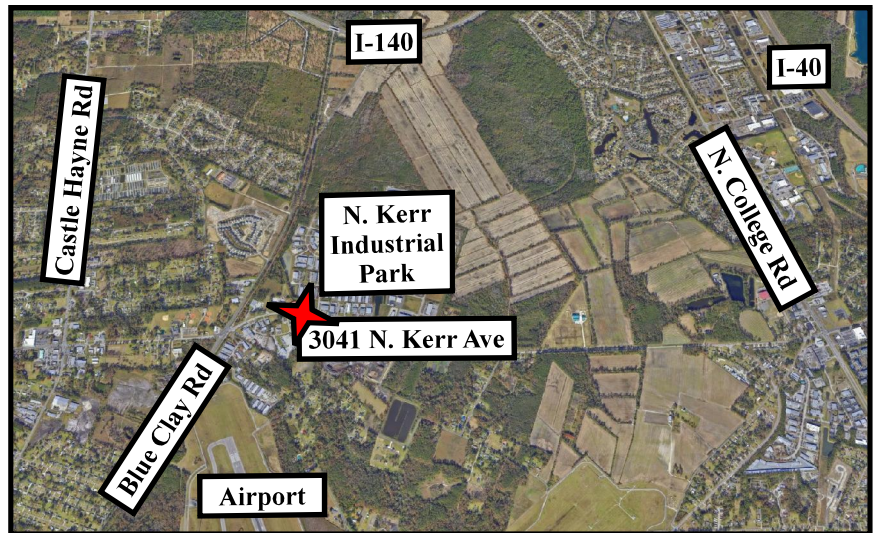
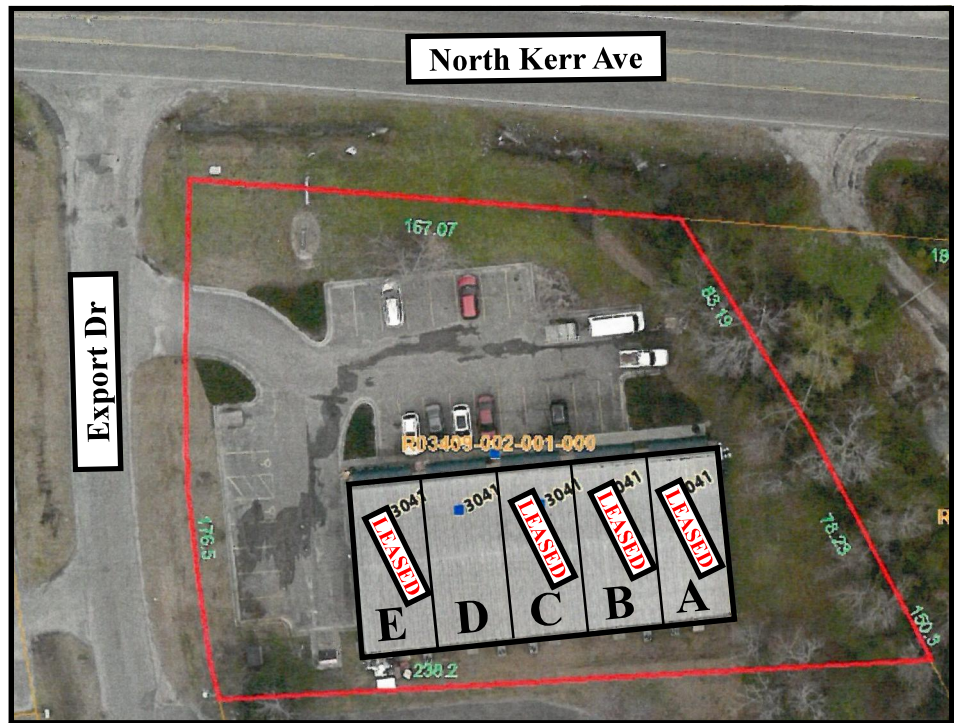
3041 NORTH KERR AVENUE

THE FACILITY

- +/- 7,500 Square Feet Total
 - Suite A: 1,500 SF (Leased)
 - Suite B/C: 3,000 SF (Leased)
 - Suite D: 1,500 SF Available
 - Suite E: 1,500 SF (Leased)
- Electric Individually Metered

THE PROPERTY

- +/- .774 Acre Corner Lot
- Municipal Sewer And Water
- 30 Parking Spaces
- +/- 167 Feet Of Frontage On North Kerr Avenue
- +/- 164 Feet Of Frontage On Export Drive
- New Hanover Airport Commercial (AC) Zoning
- Tax Parcel ID:
R03409-002-001-000
- New Hanover County Deed Book
6711, Page 1050



THE OFFERING

Suite D: 1,500 SF - \$2,750/Mo

**Rents Include Property Taxes,
Insurance And Common Area
Maintenance**

Tenant Pays Utilities

CREATIVE COMMERCIAL PROPERTIES, INC.

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LAURENCE NADEAU OWNER/BROKER
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OR

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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.

