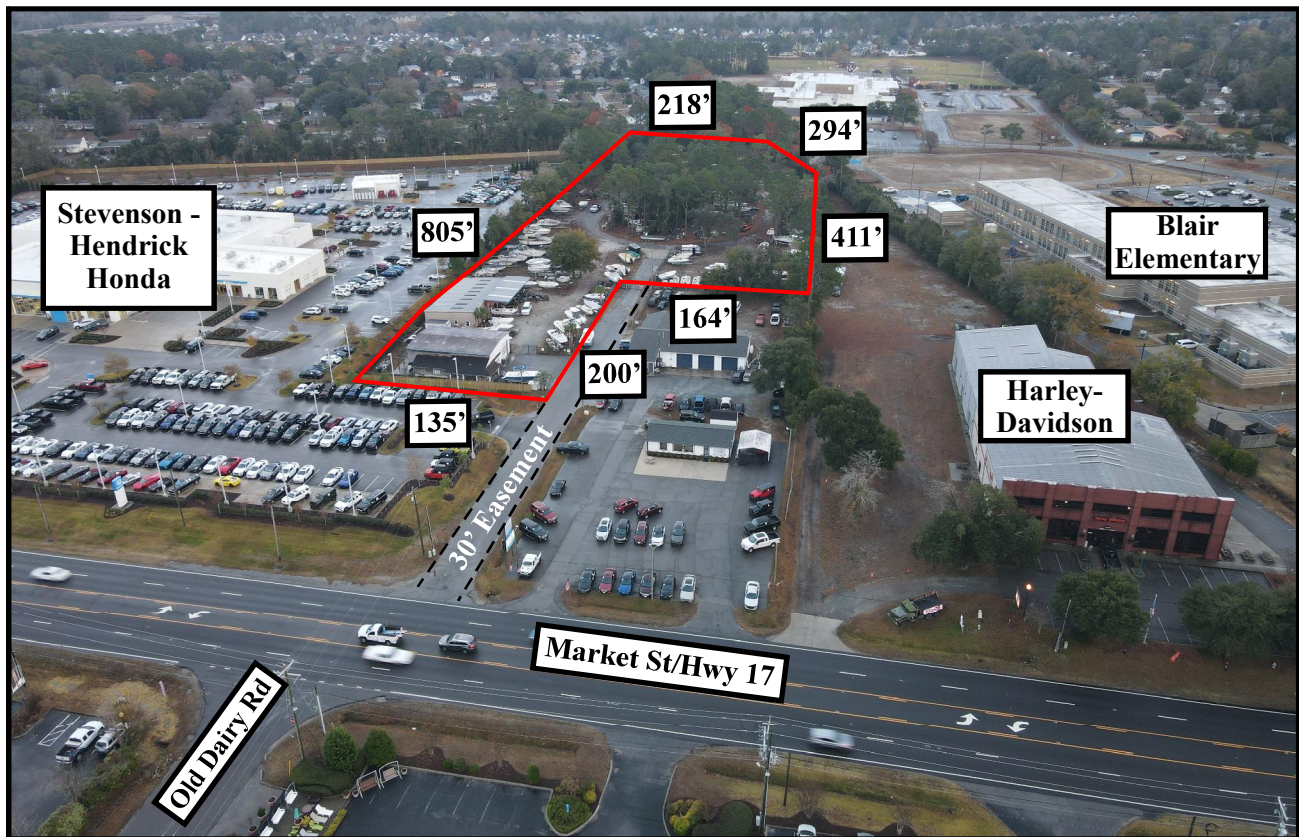




15894 HIGHWAY 17
P.O. BOX 56
HAMPSTEAD, NC 28443
910/270-5100 FAX: 910/270-5110

FOR SALE

+/- 4.82 ACRES OFF MARKET STREET



**6710 MARKET STREET
WILMINGTON, NORTH CAROLINA**

This exceptional tract offers almost 5 acres in the busy Market Street corridor near Military Cutoff. With the current occupant relocating, this is a unique development opportunity.

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Commercial & Investment Real Estate Specialists

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6710 MARKET STREET

THE LAND

- +/- 4.82 Acres
- Extensively Cleared And Fenced
- Tax Parcel IDs: R04320-002-0024/028/029
- Accessed Via A 30 Foot Easement
Described In New Hanover County
Deed Book 970, Page 53
- Regional Business (RB) Zoning In City Of
Wilmington
- Property Described In New Hanover
County Deed Book 6096, Page 468,
Book 5880, Page 1750 And Book 5880,
Page 1798
- Well And Septic Currently
- CFPWA Water Is Available And Sewer
Facilities Are On Site. Details In NHC
Map Book 33, Page 65 And Deed Book
1668, Page 1308
- Property May Be Effected By The Proposed
NC DOT Market Street Median Plan

THE FRONT BUILDING

- +/- 3,000 Square Feet (50' x 60')
- Wood Frame Construction
- One Bay Door (12' x 12')
- Office And Warehouse

THE REAR BUILDING

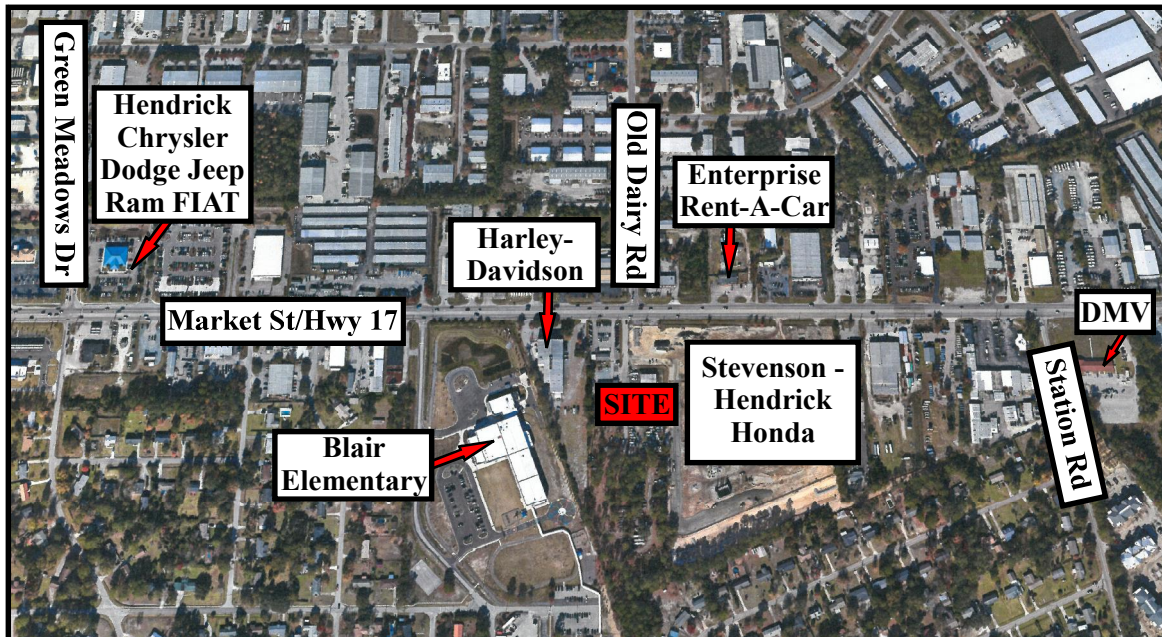
- 3,200 Square Feet (80' x 40')
- 3 Bay Garage
- Metal Frame Construction

NOTE

- Current Occupant Mercer's
Marine Is Relocating

THE OFFERING

\$2,600,000



CREATIVE COMMERCIAL PROPERTIES, INC.



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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.