



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

FOR SALE DOWNTOWN WILMINGTON OFFICE SUITE



**104 NORTH 4TH STREET
WILMINGTON, NORTH CAROLINA**

This unique 15,500 square foot 3rd floor office offers stunning views of beautiful downtown Wilmington. Located at the corner of North 4th Street and Princess Street, above the AT&T facilities, this is an ideal suite for a wide variety of professional office users.

**CALL
HENRY NADEAU
(910) 524-7184**

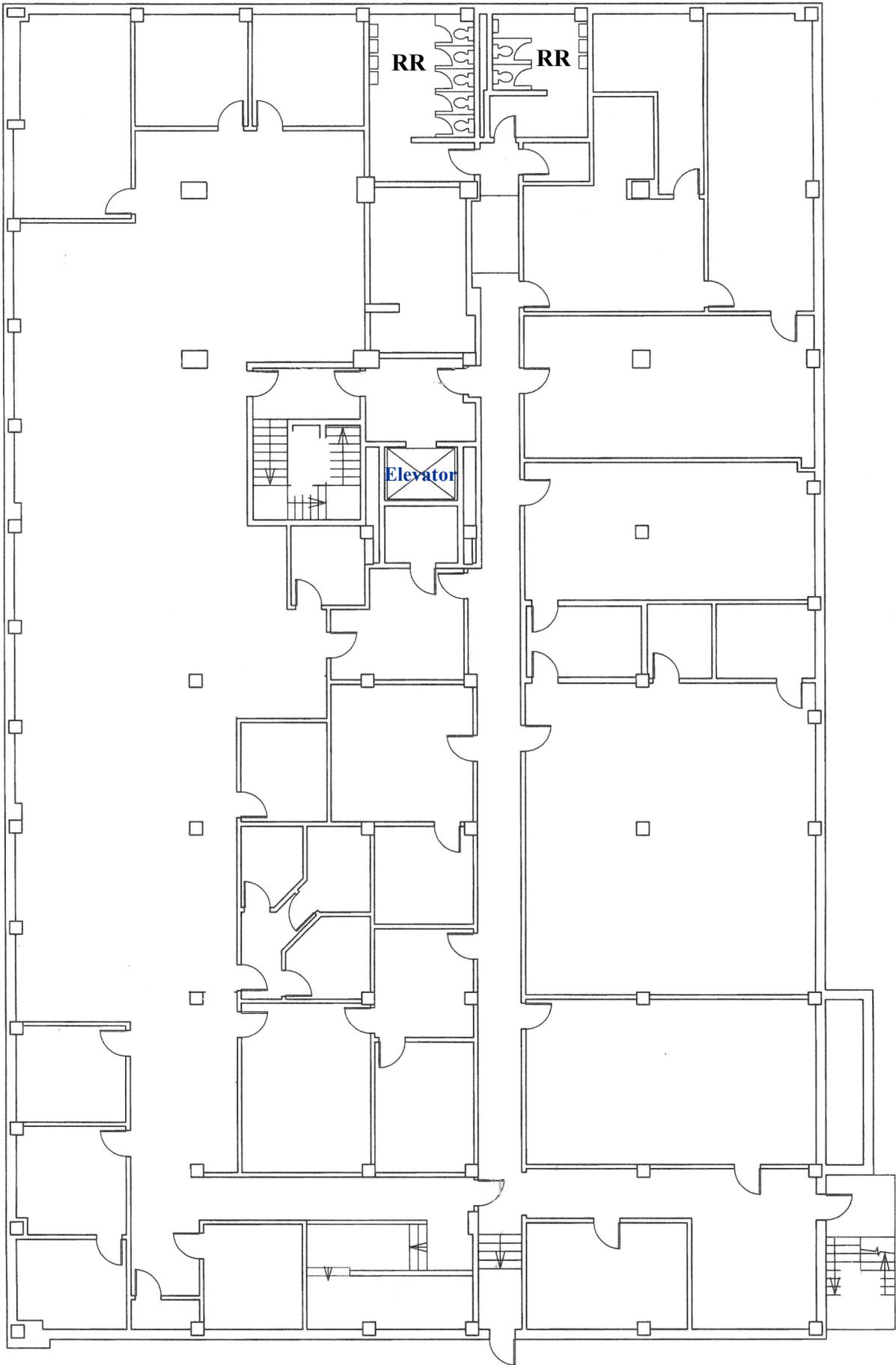
Commercial & Investment Real Estate Specialists

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



4TH STREET

P
R
I
N
C
E
S
S
S
T
R
E
E
T



104 NORTH 4TH STREET

THE SUITE

- 15,534 Square Feet
(Entire 3rd Floor)
- Fully Heated And Cooled
- One Elevator
- Separately Metered Utilities
- Two Multi-Stall Restrooms



- Easement And Building Operating Agreement NHC Deed Book 2283, Page 719
 - Suite Is 15% Of The Building
 - Suite Restricted To Office Use Only
 - Subject To Right Of First Refusal To AT&T
 - Occupancy Requires Prior Approval From AT&T
- City Of Wilmington Historic District (HD) Zoning
- Tax Parcel ID: R04817-019-004-00A
- NH County Deed Book 2283, Page 700

THE OFFERING

\$2,450,000

Purchase Contract Must Receive Final Approval By The New Hanover County Board Of Commissioners In Open Session And Shall Be Subject To Statutorily Required 10 Day Upset Bid Period.

CREATIVE COMMERCIAL PROPERTIES, INC.

CALL

HENRY NADEAU

(910) 524-7184

Email: henry@creativecommercial.biz

www.creativecommercial.biz



Individual
Members



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.