



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

359 NORTH FRONT STREET  
P.O. BOX 215  
WILMINGTON, NC 28402  
910/251-2211 FAX: 910/251-2218

# FOR SALE

## FULLY LEASED INVESTMENT PROPERTY



**2901 N. KERR AVENUE  
WILMINGTON, NORTH CAROLINA**

**This newly renovated 10,000 square foot office/warehouse is fully leased to national and local tenants. Entire interior upfit was brand new in 2017, including offices, plumbing, electric, fixtures and HVAC. The building and fenced in yard sit on ~1.4 acres. An additional 1.6 acres in the rear presents an industrial site for future development.**

**CALL  
LAURENCE NADEAU  
(910) 515-3622**

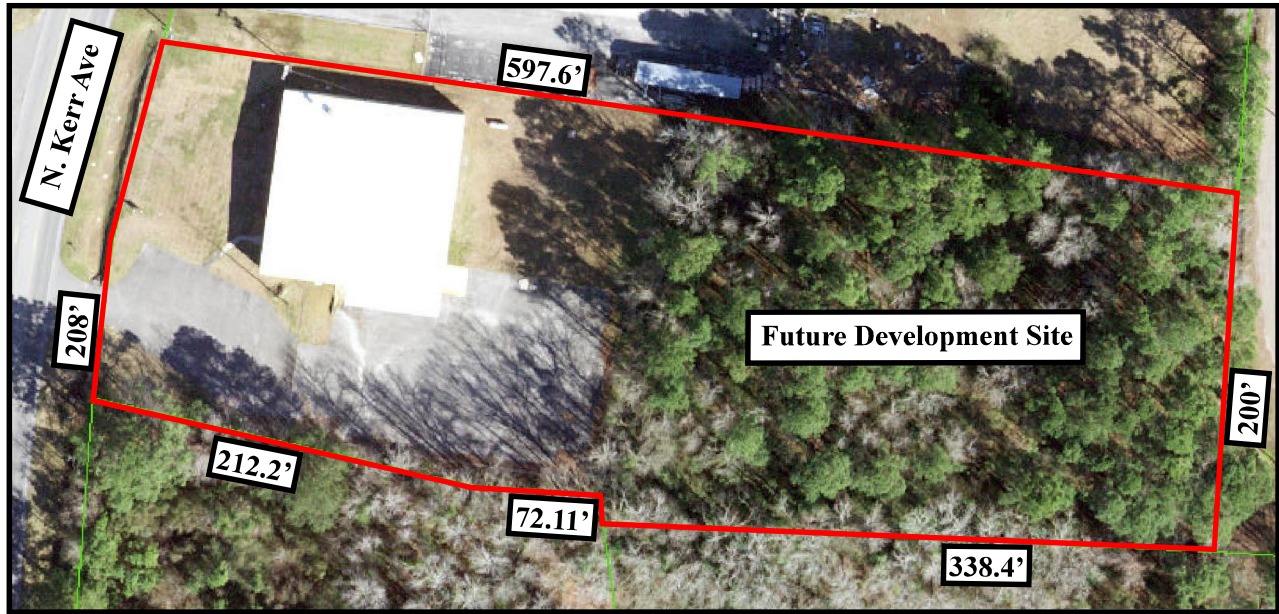


**Commercial & Investment Real Estate Specialists**

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[www.creativecommercial.biz](http://www.creativecommercial.biz)



# 2901 N. KERR AVENUE



## THE BUILDING

- 10,000 Square Feet
- 20' Average Ceiling Height
- Both Suites Were Built From Scratch In 2017, Including Offices, Electric, Plumbing, Floors, Ceilings And HVAC
- Roof Replaced In 2009
- Siding Replaced In 2013

## THE LOT

- 2.99 Acres Total
  - ~ 1.4 Acres With Fenced Yard
  - ~ 1.6 Additional Acres In The Rear For Future Development
- 200'+ Frontage On N. Kerr Avenue
- Airport Industrial (AI) Zoning
- Municipal Water & Septic
- Environmental Indemnity Agreement In Place
- Deed Book 6088, Page 2838
- Tax ID: R03400-008-030-000

## THE LEASES

### #100

- 1,550 Square Feet Leased To Elite Construction And Grading
- Expires 10/4/2019 With 2-One Year Renewal Options

### #200

- 8,450 Square Feet Leased To DS Services Of America (Bottled Water Distribution)
- Expires 8/31/2022 With 2-Three Year Renewal Options

- Gross Scheduled Income: \$79,212

## THE OFFERING

**\$975,000**

### CREATIVE COMMERCIAL PROPERTIES, INC.

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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.

