

## FOR SALE OR LEASE

10 N. FRONT STREET • WILMINGTON, N.C. 28401



HISTORIC OFFICE OR  
RETAIL SPACE IN  
DOWNTOWN  
WILMINGTON

FOR FURTHER  
INFORMATION  
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### FOR SALE OR LEASE OFFICE/RETAIL SPACE IN THE CENTRAL BUSINESS DISTRICT

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|----------------------|---|
| <b>IMPROVEMENTS:</b> | LOCATED NEAR THE CORNER OF N. FRONT STREET AND MARKET STREET IN HISTORIC DOWNTOWN WILMINGTON, THE PROPERTY CONSISTS OF 4,047 +/- SQ. FT. OF FIRST AND SECOND FLOOR OFFICE/RETAIL SPACE. THE FIRST FLOOR IS 1,947 SQ. FT. AND THE SECOND FLOOR IS 2,100 SQ. FT. PREVIOUSLY USED AS A JEWELRY STORE, THE BUILDING HAS A LARGE OPEN RETAIL AREA, SEVERAL PRIVATE OFFICES, A LARGE OPEN WORK/STORAGE AREA ON THE SECOND FLOOR, AND TWO RESTROOMS. |
| <b>PARKING:</b>      | ON STREET METERED PARKING IS AVAILABLE IN FRONT OF THE SPACE, AND A MUNICIPAL PARKING DECK IS LOCATED DIRECTLY BEHIND THE BUILDING.   |
| <b>YEAR BUILT:</b>   | 1960  |
| <b>UTILITIES:</b>    | WATER & SEWER PROVIDED BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY, ELECTRICITY BY PROGRESS ENERGY CAROLINAS.   |
| <b>ZONING:</b>       | CBD BY THE CITY OF WILMINGTON.  |
| <b>SALES PRICE:</b>  | \$575,000.00  |
| <b>LEASE RATE:</b>   | \$3,200.00 PER MONTH (\$9.49 PER SQ.FT.). THE TENANT WILL BE RESPONSIBLE FOR ALL SEPARATELY METERED UTILITIES, MAINTENANCE OF THE BUILDING AND ALL BUILDING SYSTEMS, ALL INSURANCE, AND AD-VALOREM REAL ESTATE TAXES.   |

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED ACCURATE. BUYER/TENANT IS URGED TO VERIFY SUCH INFORMATION PRIOR TO ENTERING INTO A BINDING AGREEMENT.

