

FOR SALE: ± 2,737 SF MEDICAL/OFFICE CONDOMINIUM

1717 SHIPYARD BOULEVARD, SUITE 300

WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA



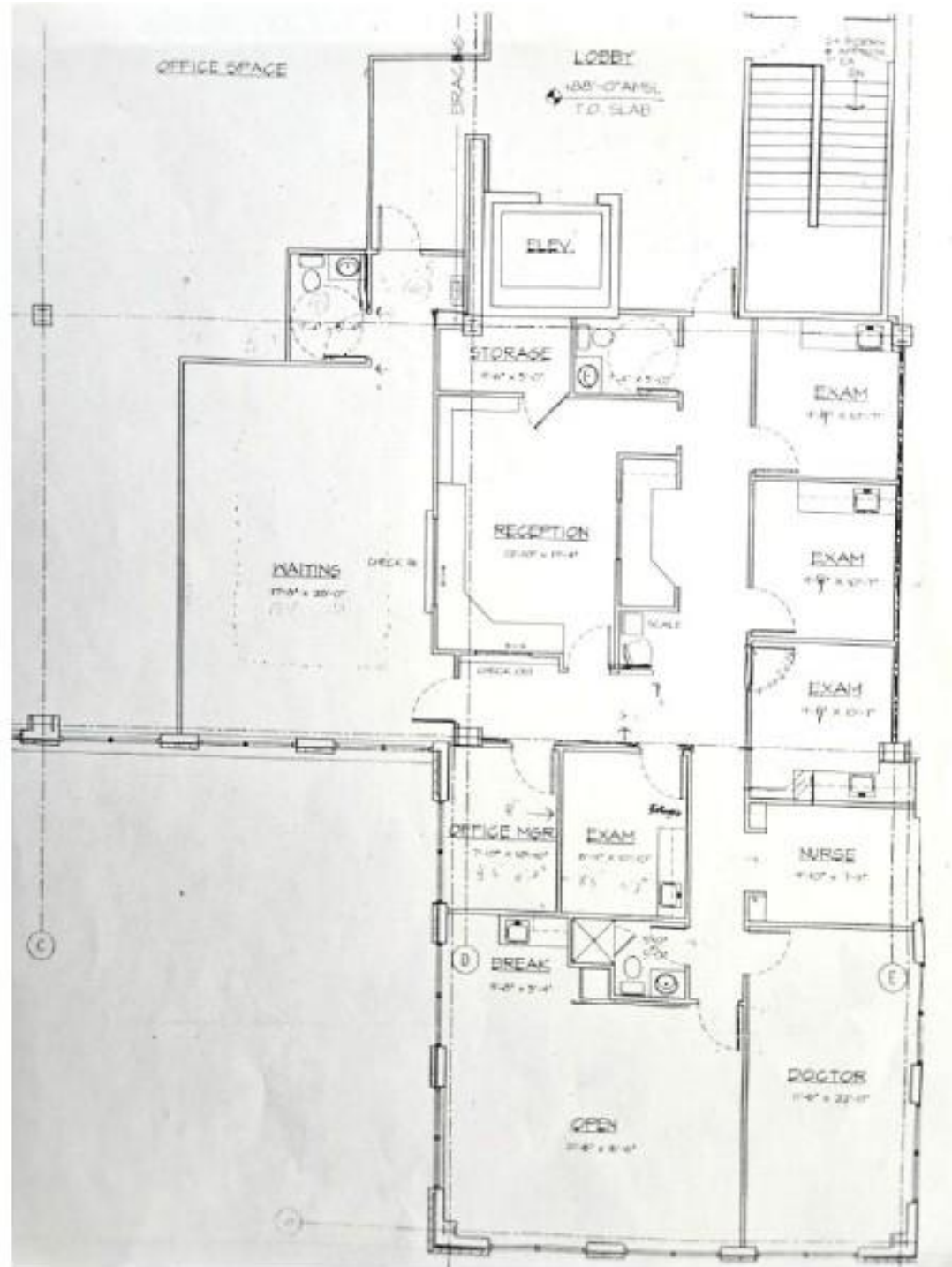


SUMMARY

For Sale: ± 2,737 SF medical/office condominium in the Summit Center near the corner of Shipyard Boulevard and 17th Street. Located in the heart of the medical community, the space will be available for occupancy approximately August 1, 2026. The space consists of four wet exam rooms with counters and sinks, a nurse's station, large corner office, break area, smaller admin office, receptionist area with file storage, large waiting room, two restrooms, and one storage closet. Property Owners Association dues are currently \$2,599.88/quarter. The property is zoned partially RB (Regional Business) and partially O&I (Office & Institutional) by the City of Wilmington

ADDRESS	Summit Center 1717 Shipyard Blvd, Suite 300 Wilmington, NC 28403 New Hanover County
SPACE AVAILABLE	± 2,737 SF
ASSOCIATION DUES	\$2,599.88/quarter
AVAILABLE DATE	August 1, 2026
ZONING	O&I (Office & Institutional) City of Wilmington
BUILDING	R06019-002-008-012
PRICE	\$795,000

FLOORPLAN



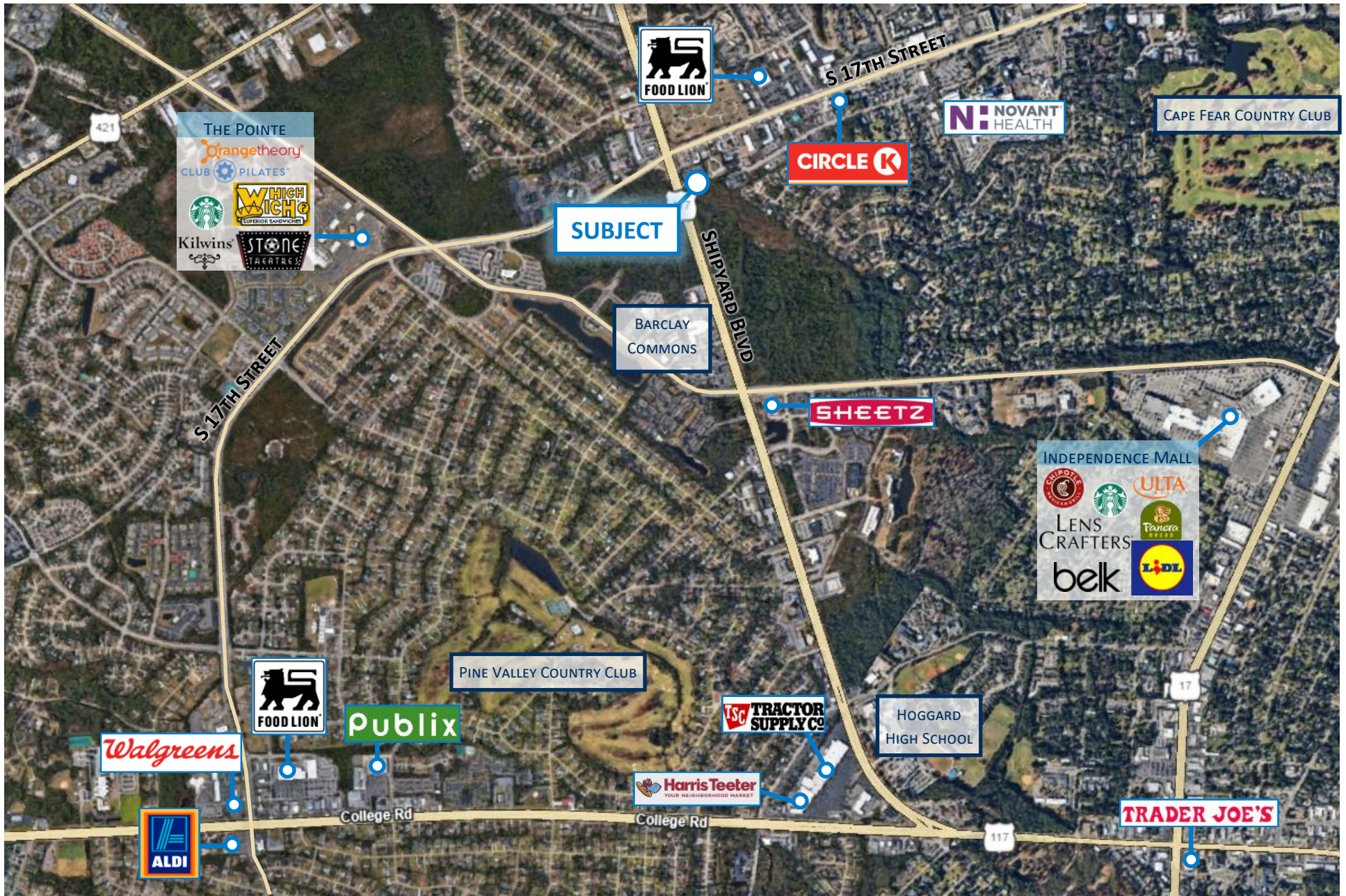
PHOTOS



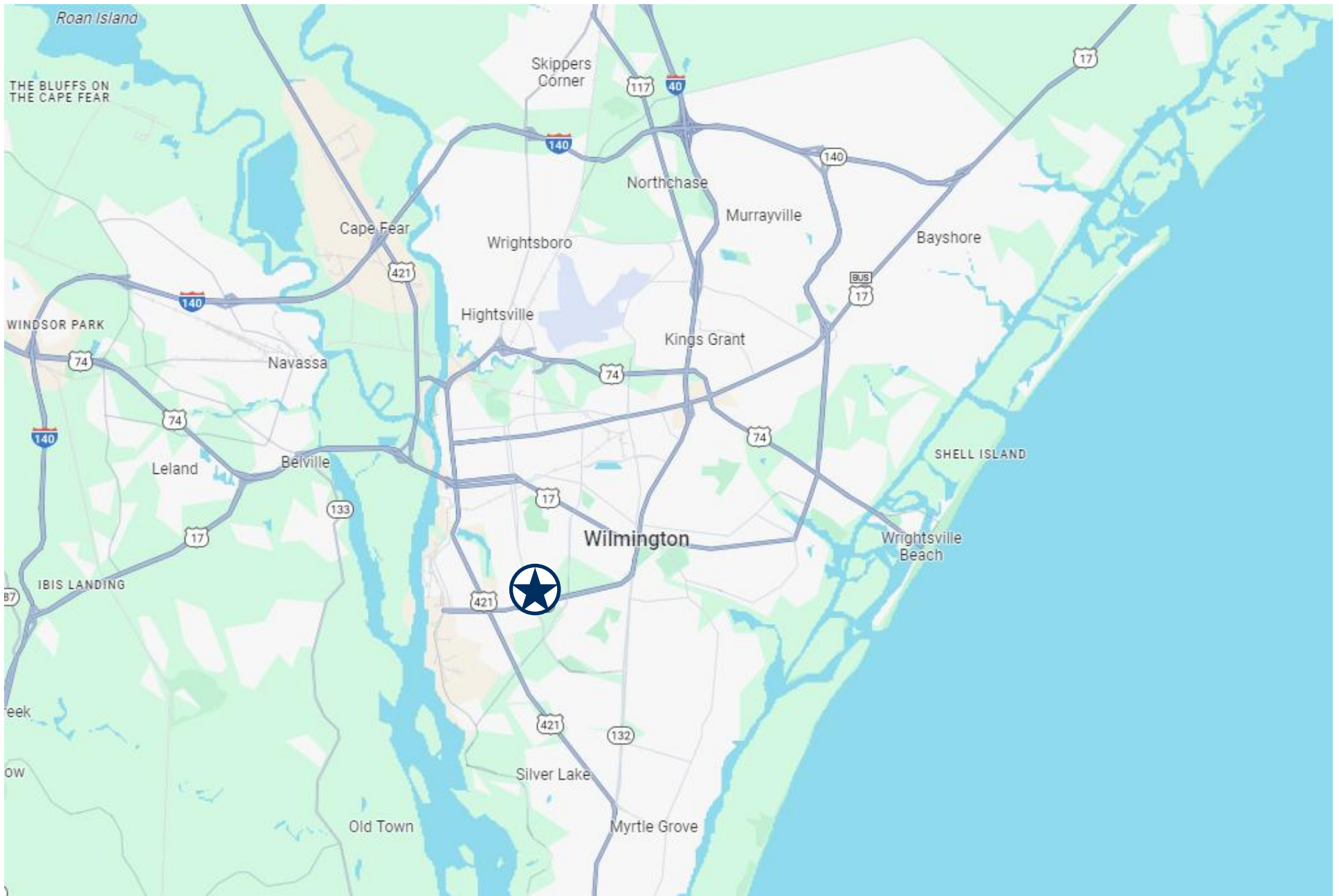
PHOTOS



AERIAL MAP



LOCATION MAP





Cape Fear Commercial

WILL LEONARD, SIOR

Senior Vice President

+ 1 910.233.5351 mobile

wleonard@capefearcommercial.com



102 Autumn Hall Drive | Suite 210 | Wilmington, NC 28403
capefearcommercial.com

© 2023 Cape Fear Commercial, LLC. All rights reserved. The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cape Fear Commercial and should not be made available to any other person or entity without the written consent of Cape Fear Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the Subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Cape Fear Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the Subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminate substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or the business prospects of any tenant's plans or intentions to continue its occupancy of the Subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Cape Fear Commercial has not verified, and will not verify, any of the information contained herein, nor has Cape Fear Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the Information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.