

FOR SALE/LEASE: +/- 23,750 SF OFFICE BUILDING

243 N FRONT STREET

WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA





SUMMARY

Rare opportunity to own an entire 23,750 SF building prominently located in the heart of downtown Wilmington. Situated on a 0.19-acre parcel zoned Central Business District (CBD), this property offers exceptional flexibility and potential for both owner-occupants and investors.

The building features 21,600 usable square feet (excludes unconditioned basement/storage area), currently occupied by a single office tenant through April 30, 2026. The tenant has provided notice to vacate at lease end.

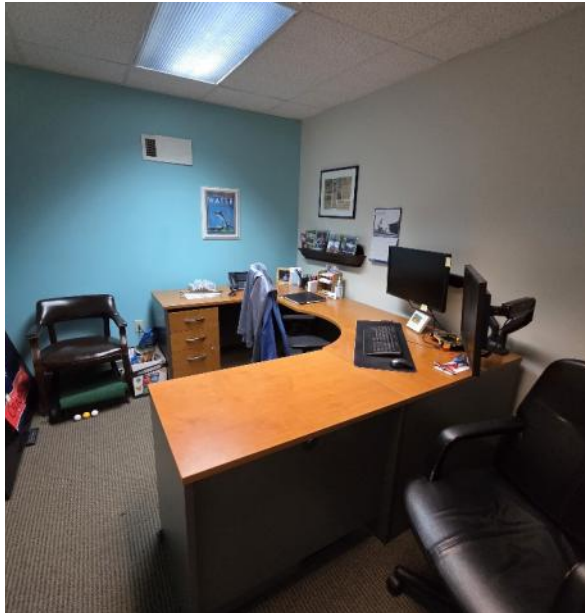
With dual access from both Front Street and Bijou Park, the property is well-suited to accommodate multiple future tenants. The ground floor layout is ideal for conversion to retail use, enhancing income potential.

ADDRESS	243 N Front Street Wilmington, NC New Hanover County
SALES PRICE	\$4,700,000
LEASE PRICE	\$18.00 SF—Based on ± 21,600 usable square feet. <i>Excludes unconditioned basement/storage area</i>
LEASE TYPE	NN—Estimated at \$2.67/SF. Landlord is responsible for roof and major HVAC repair/replacement.
SIZE	± 23,750 SF
ZONING	CBD—Central Business District
NOTES	<i>Contact listing brokers for lease details and to schedule a tour. Please do not disturb the tenant, minimum 24 hours' notice required.</i>

PHOTOS



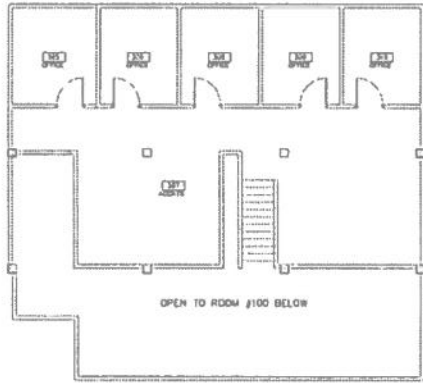
PHOTOS



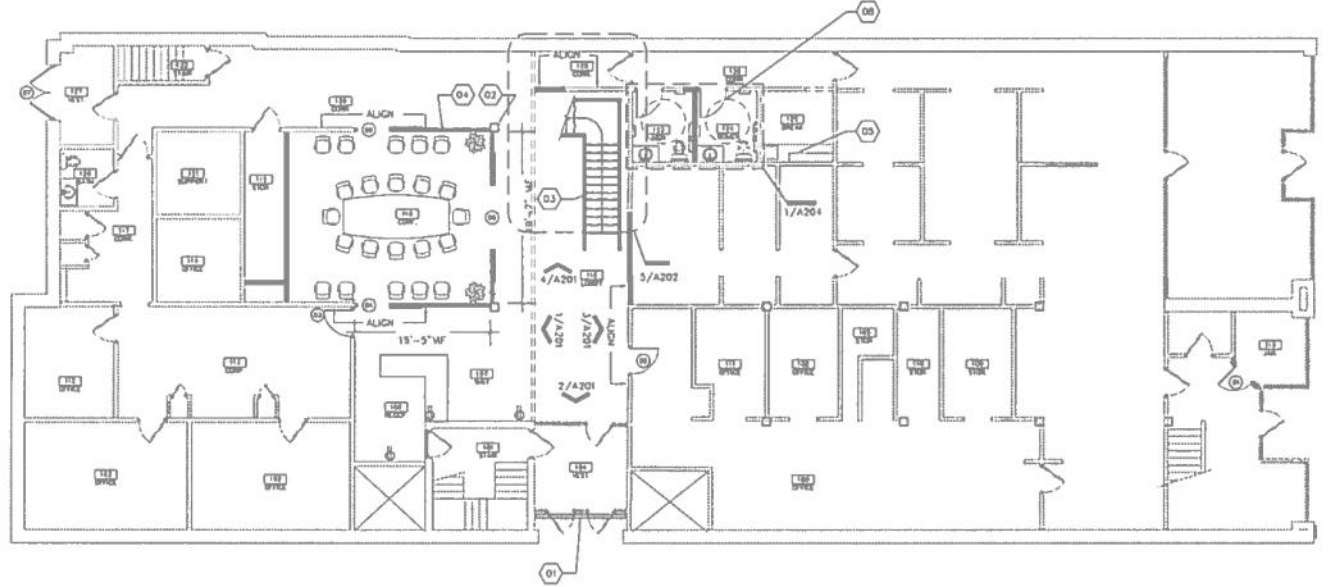
RENDERING



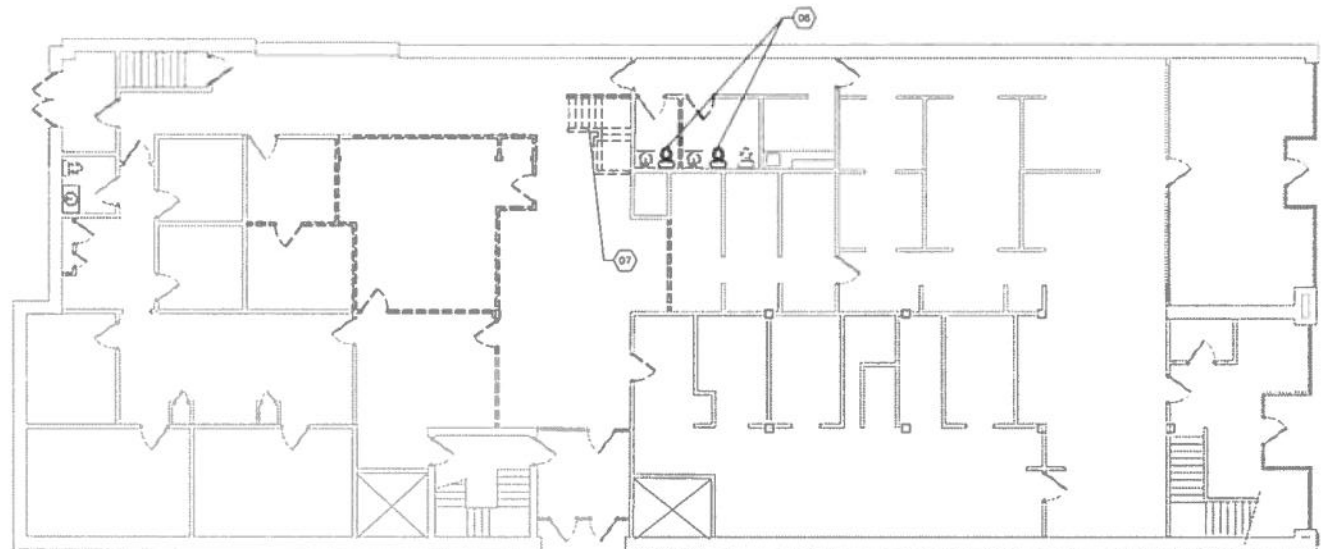
FLOOR PLAN



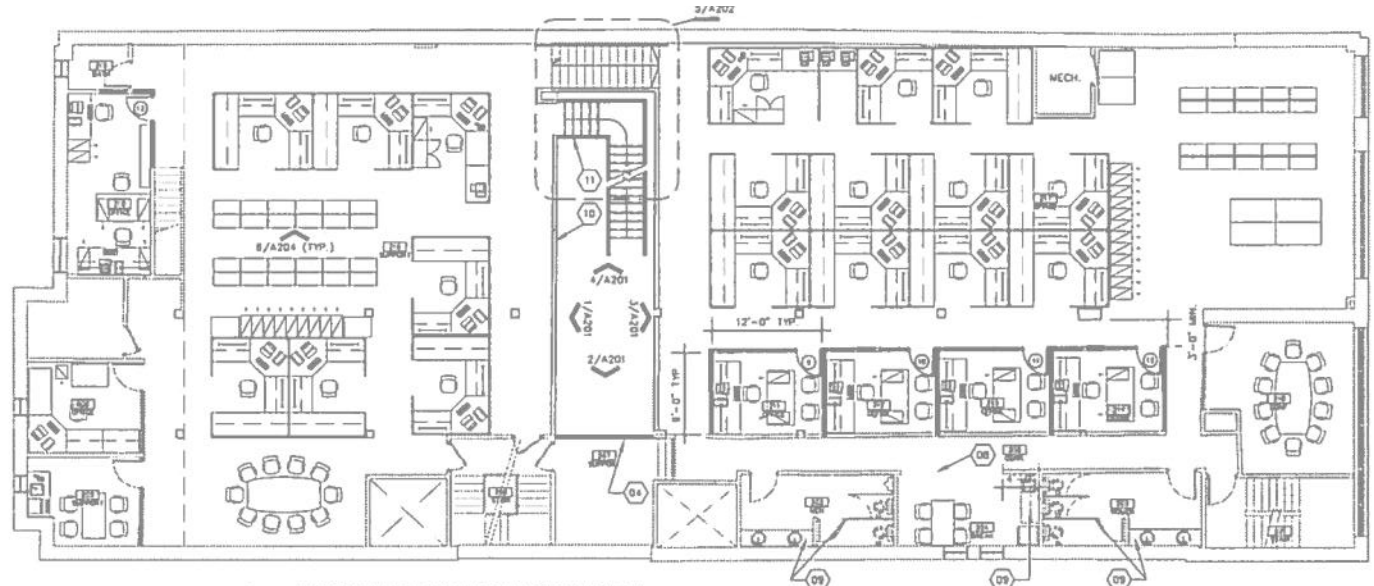
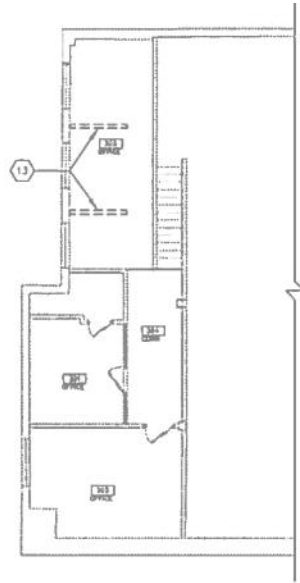
5 - LOFT PLAN
(HR/ ACCOUNTING)
1/8" = 1'-0"



1 - GROUND FLOOR CONSTRUCTION PLAN
1/8" = 1'-0"

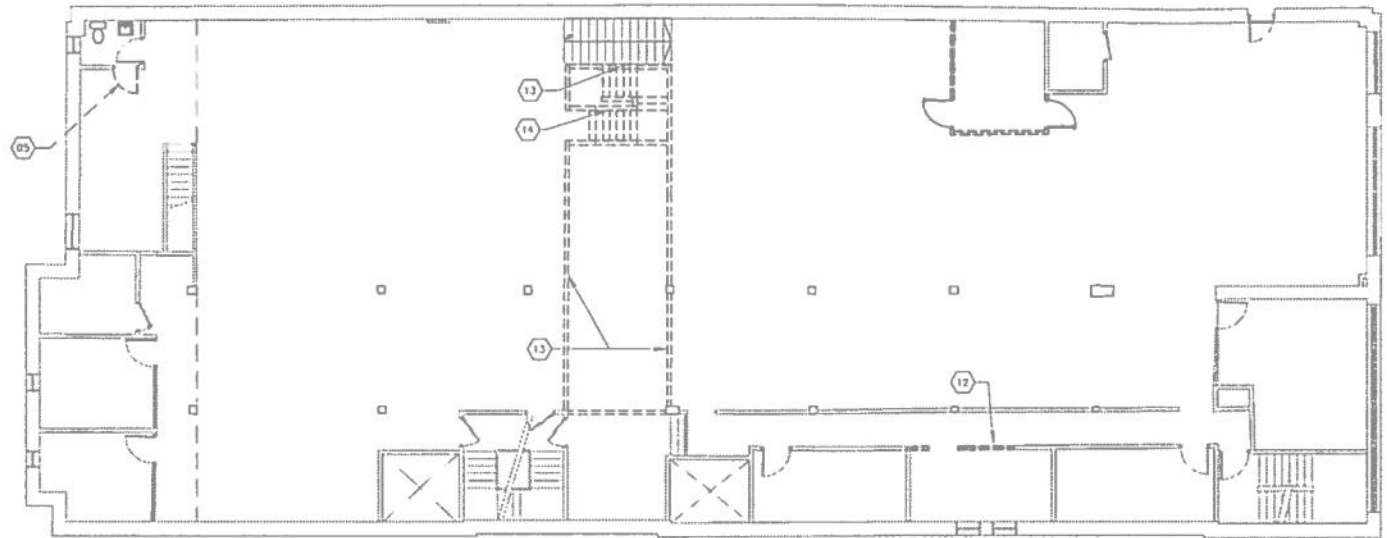


FLOOR PLAN



1 - MEZZANINE CONSTRUCTION PLAN
1/8" = 1'-0"

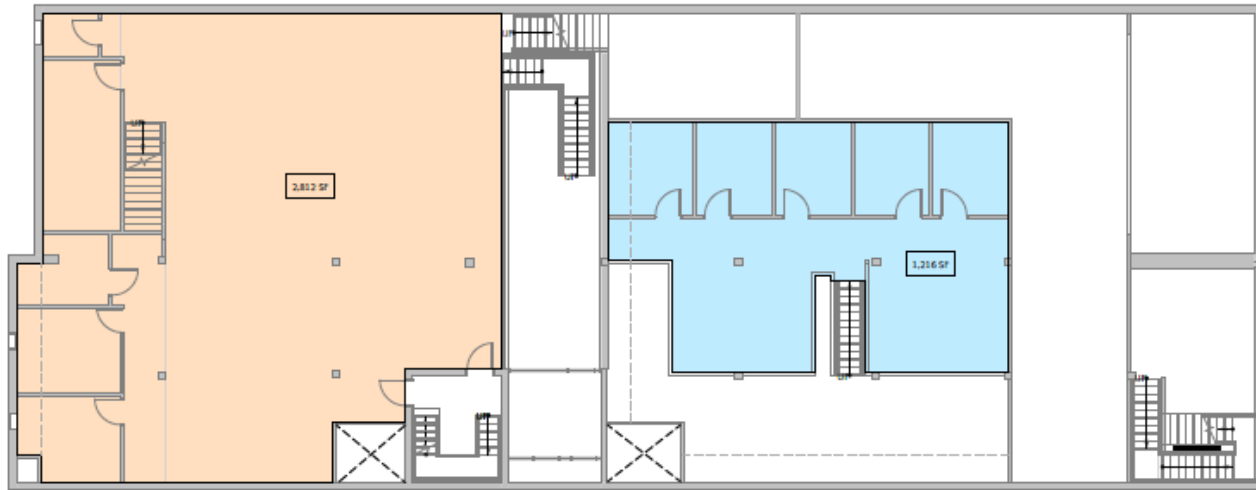
3 -LOFT PLAN
(BUSINESS DEVELOPMENT/
MARKETING)
1/8" = 1'-0"



2 - MEZZANINE DEMOLITION PLAN
1/8" = 1'-0"

FLOOR PLAN—SUBDIVISION

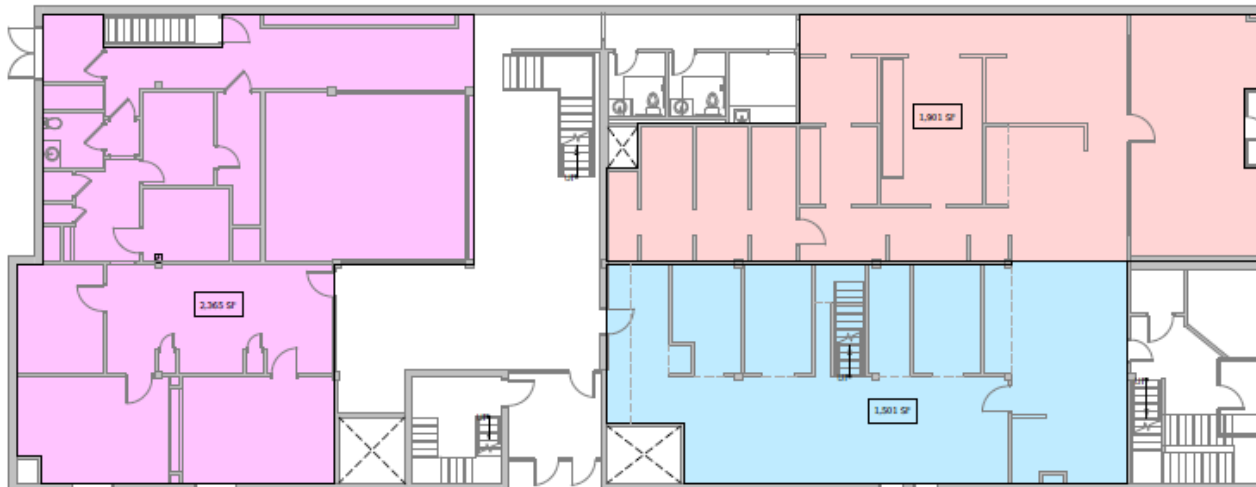
Second Floor



OFFICE 4 (SECOND FLOOR & LOFT): 3,526 SF

OFFICE 1 (WITH MEZZANINE): 2,717 SF

First Floor



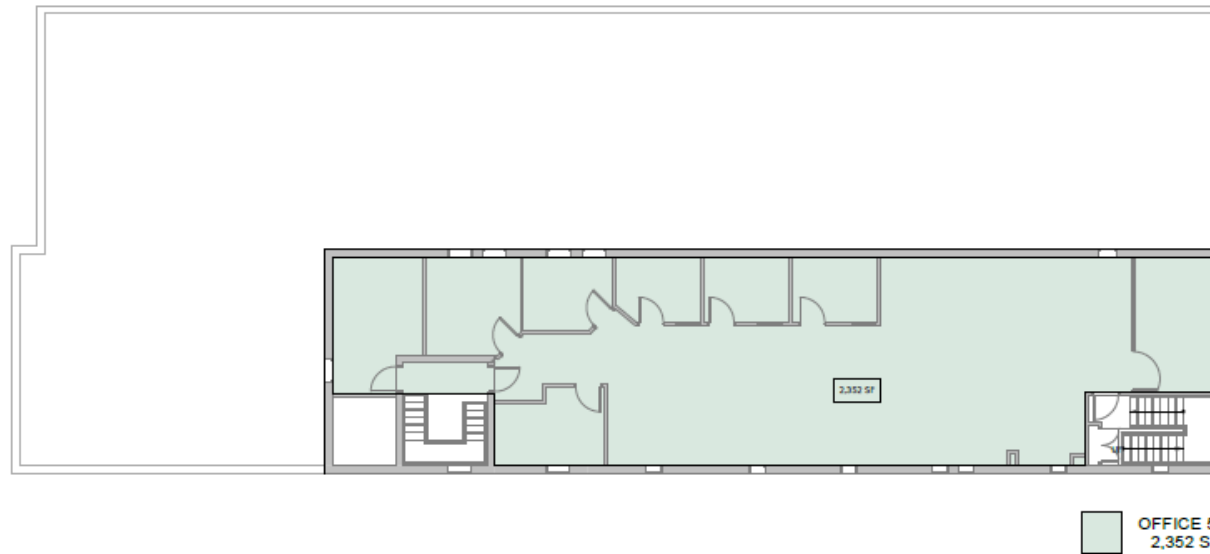
OFFICE 2: 2,365 SF

OFFICE 1 (WITH MEZZANINE): 2,717 SF

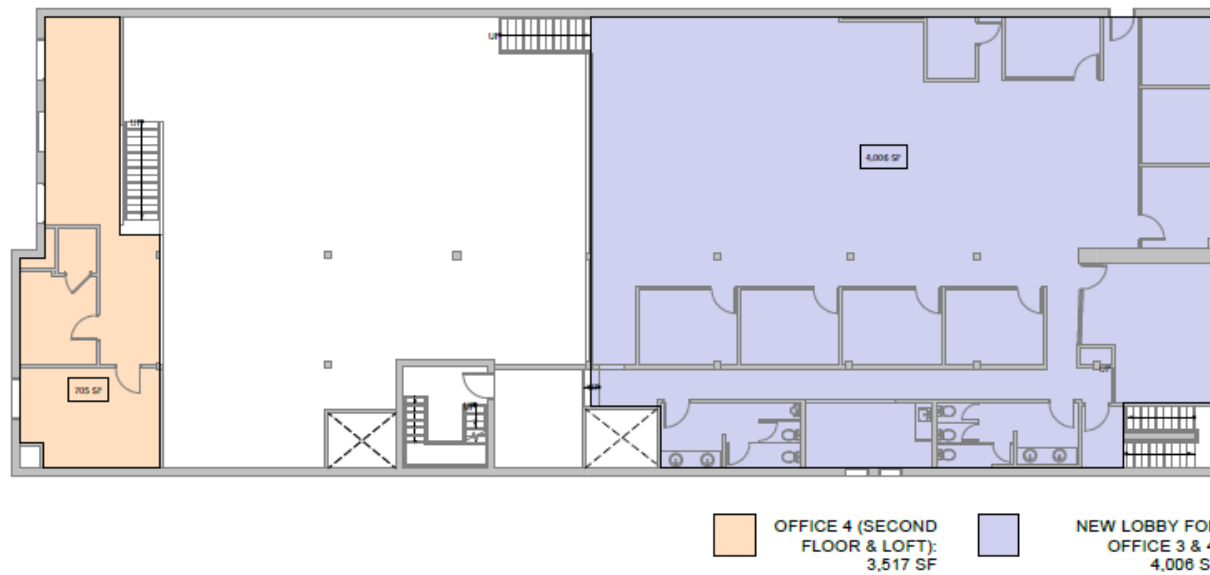
RETAIL: 1,901 SF

FLOOR PLAN—SUBDIVISION

Fourth Floor



Third Floor



GIS AERIAL





CAPE FEAR RIVER

HOTEL BALLAST

N WATER STREET

CAPE FEAR COMMUNITY COLLEGE

WALNUT STREET

THE MURCHISON BUILDING

SUBJECT

N FRONT STREET

GRACE STREET

HAMPTON INN

N WATER STREET

USPS

2ND STREET PARKING GARAGE

PROJECT GRACE

CHESTNUT STREET

PUBLIC LIBRARY

N 2ND STREET

N FRONT STREET

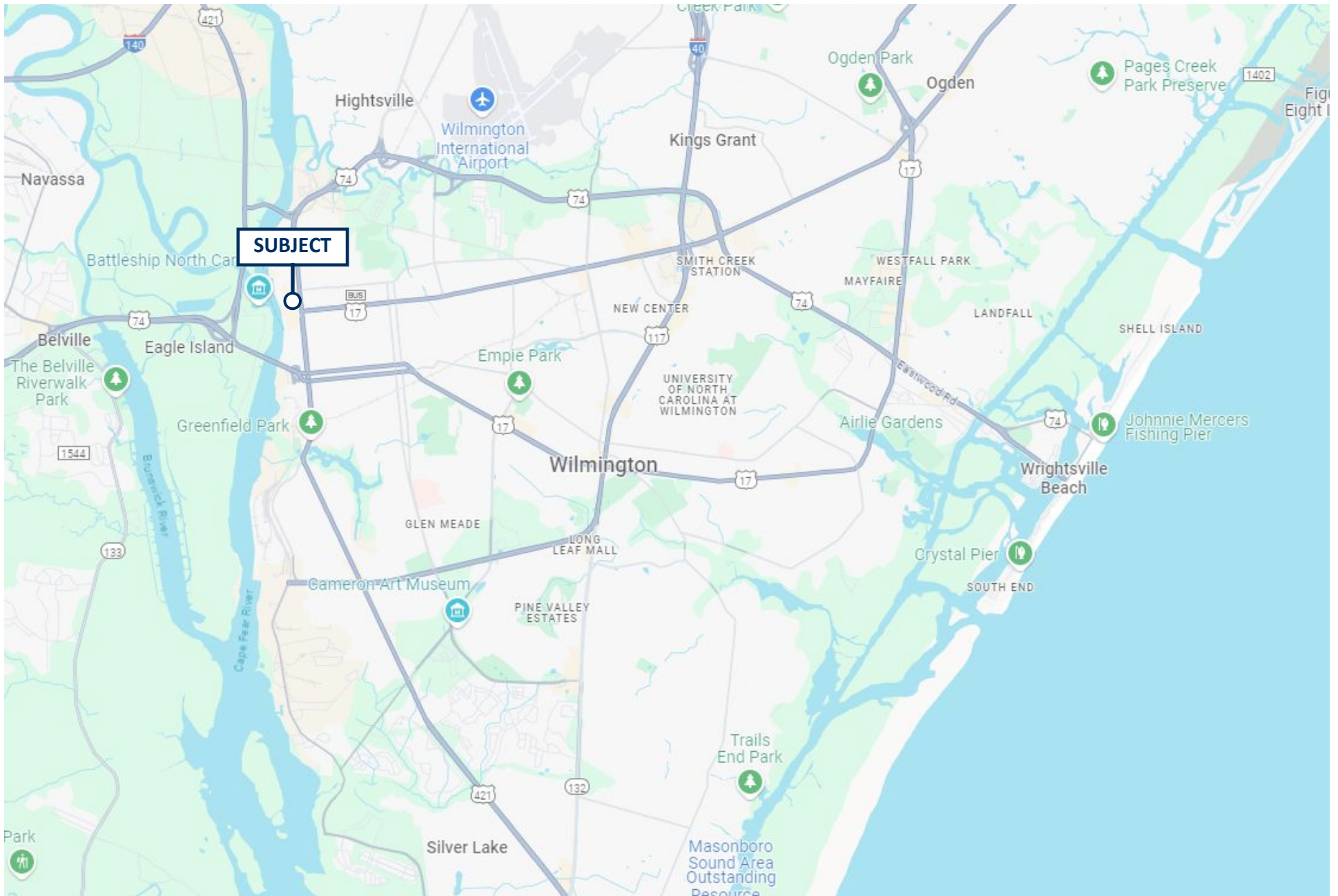
PRINCESS STREET

UNITED BANK

N 3RD STREET

PARKING DECK

LOCATION MAP





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