

# 2,011 +/- SF Retail Office Condo for Sale - Midtown

## Wilmington

1403 Audubon Blvd, Wilmington, NC 28403

Listing ID: 30009472  
Status: Active  
Property Type: Office For Sale  
(also listed as Retail-Commercial)  
Office Type: Business Park  
Size: 2,011 SF  
Sale Price: \$319,000  
Unit Price: \$158.63 PSF  
Sale Terms: Cash to Seller, Other  
Ceiling: 12 ft.



### Overview/Comments

This is a 2,011 +/- SF Office/Retail Condo located in central Wilmington, in the Audubon Business Park (ABP).

ABP is located behind the Wilmington Health Access for Teens on Audubon Boulevard. It is about 1.5 Miles from Independence Mall and Independence Boulevard, and is off of Oleander Drive at a traffic controlled intersection making it accessible to all of Wilmington.

This 2,011 +/- SF unit is a corner unit and is ready for another salon or to be renovated for a new use.

### General Information

Taxing Authority: WM  
Tax ID/APN: 313718.30.6542.002  
Office Type: Business Park, Other  
Zoning: CB  
Property Use Type: Investment, Vacant/Owner-User, Business  
Class of Space: Class C

Gross Building Area: 2,011 SF  
Building/Unit Size (RSF): 2,011 SF  
Usable Size (USF): 2,011 SF  
Land Area: 0.07 Acres  
Sale Terms: Cash to Seller, Other

### Area & Location

Property Located Between: Park and Oleander on Audubon  
Property Visibility: Excellent  
Highway Access: Oleander Drive / Hwy 74 is located just south of this property.

Site Description: Existing Construction  
Area Description: Office Park just off major road.

### Building Related

Total Number of Buildings: 1  
Number of Stories: 1  
Year Built: 1990  
Construction/Siding: Wood Frame

Parking Type: Surface  
Ceiling Height: 12  
Heat Source: Other  
Air Conditioning: Other

### Land Related

Water Service: Municipal  
Sewer Type: Municipal  
Legal Description: UNIT A-2 AUDUBON VILLAGE CONDOS



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432 LANDMARK DRIVE, UNIT 4 WILMINGTON, NC 28412

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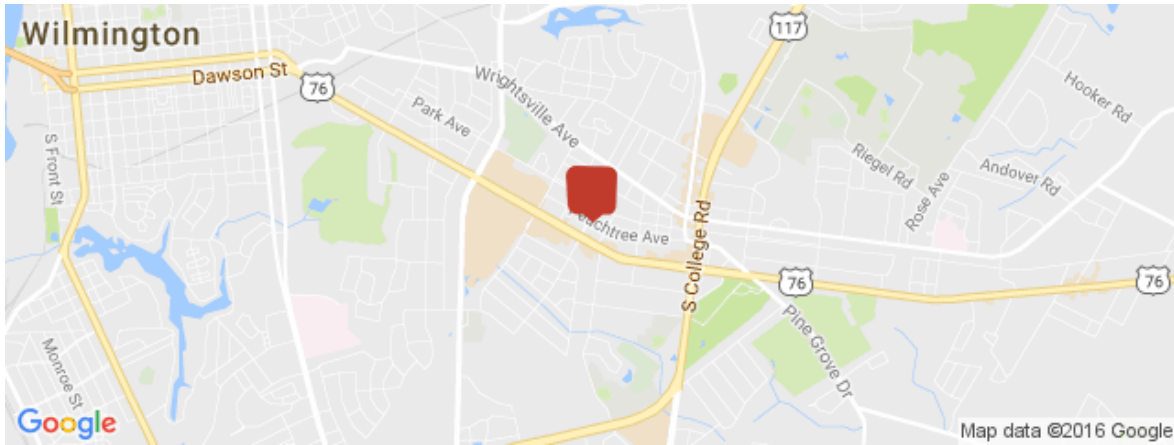
All information contained herein has been obtained from sources deemed reliable. However, no warranty or guarantee is made as to the accuracy of the information.

## Financials

Finance Data Year: 2014

## Location

Address: 1403 Audubon Blvd, Wilmington, NC 28403  
County: New Hanover  
MSA: Wilmington



### Contact for More Information

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