



CBCSUNCOAST.COM

FOR SALE

## SUNSET BEACH OFFICE CONDO FOR SALE

790 Sunset Blvd N, Unit: 5, Sunset Beach, NC 28468

**Kelly L. Stuart**  
910 393 7275  
[kelly@carolinascommercial.com](mailto:kelly@carolinascommercial.com)

**David. Stuart**  
910 368 1187  
[david@carolinascommercial.com](mailto:david@carolinascommercial.com)

AVAILABLE SPACE: 1,230 SF\*  
SALE PRICE: \$230,000

COLDWELL BANKER COMMERCIAL  
SUN COAST PARTNERS  
690 Sunset Blvd N, Suite 209  
Sunset Beach, NC 28468  
910 350 1200

**Carolinas Commercial**

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SUN COAST PARTNERS



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## OFFERING SUMMARY

Available Space:	1,230 SF*
Sale Price:	\$230,000
Unit Price:	\$186.99 PSF
Zoning:	SB-MB-2

## PROPERTY OVERVIEW

Class A professional office in the highly desirable Sunset Beach mainland central business district. Located at 790-5 Sunset Blvd. N in Sunset Office Park, this 1,230 sq. ft. office condominium is a showcase location for any profession. The unit offers a reception area, conference room, two offices workroom, storage, kitchen, and bathroom. Easy access and great exposure to your clients. Unit is available for sale with some owner financing for qualified buyer. Competing businesses with any other businesses in Sunset Office Park are not allowed according to the master declarations. Currently, the following business uses are prohibited: Commercial and residential real estate Addiction counseling Attorney Residential construction Residential property management Beauty salon.

Condo is leased for \$1,500 per month through March 31, 2024.

## AREA DESCRIPTION

This central Professional Services destination serves the high net worth year-round population of the South Brunswick Islands, as well as the extended season golf and beach tourism community. Directly across from the building is Sea Trail Plantation, a master planned neighborhood in a resort-like setting offering three 18 hole golf courses. Less than one mile away is the bridge to Sunset Beach, ranked #4 in National Geographic's '21 Best Beaches in the World'.

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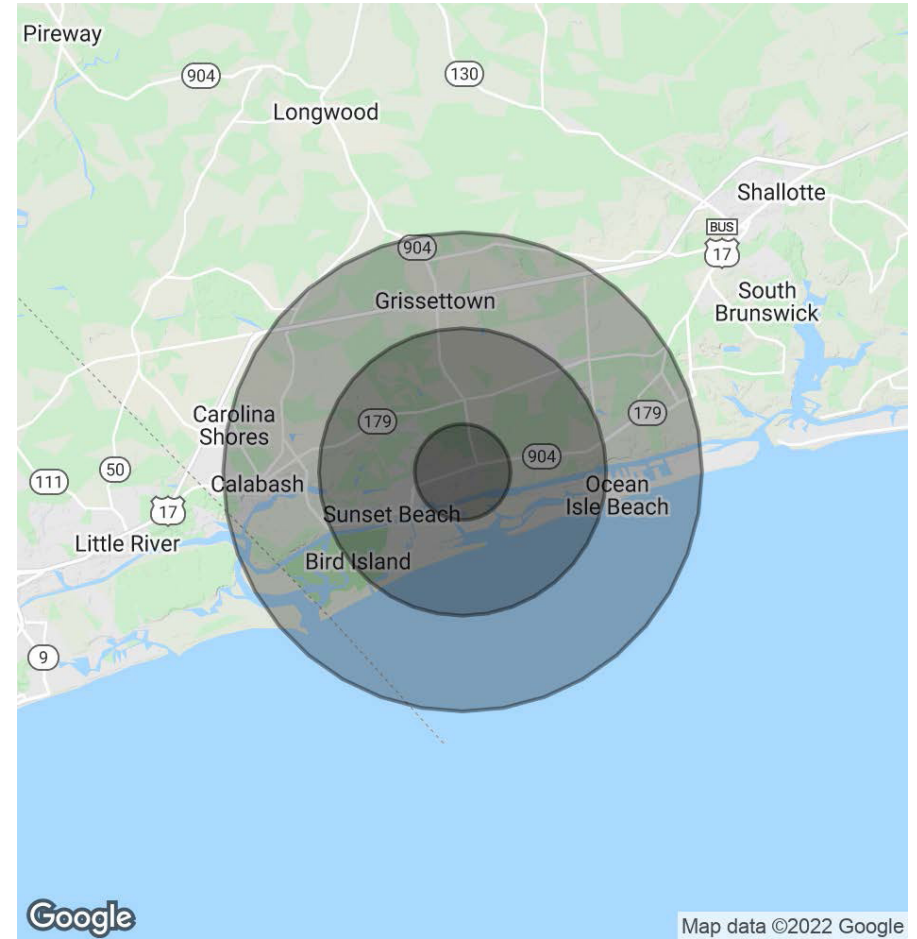
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,778	7,270	13,394
Average Age	56.4	57.0	56.2
Average Age (Male)	58.7	58.7	57.5
Average Age (Female)	53.9	55.4	55.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	895	3,561	6,403
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$59,511	\$65,928	\$65,745
Average House Value			\$265,230

Demographic data derived from 2010 US Census



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\*The land acreage and/or building square footage was obtained from the County's Geographical Information System or other electronic resources. For exact square footage and/or acreage, we recommend that prior to purchase, a prospective Buyer/Tenant obtain a boundary survey or have the building measured professionally.