

100535256 Comm Sale or Lease		3910 Princess Place Drive , Wilmington, NC 28405 Listing Office: Coastal Properties		Active Current Price: \$725,000	
		City Limits:	Yes	SqFt - Heated (Primary):	3,731
		County:	New Hanover	SqFt - Total Available:	3,731
		Location Type:	Mainland	Lot Dimensions:	135 x 245 x 49 x 110 x 75
		Marketing City:	Wilmington		x 187
		Subdivision:	Other	Year Built:	1999
		Secondary Subdivision:	N/A	Zoning:	O&I
		New Construction:	No		
		Garage:	SentriLock		
		# of Units:	3		
		Lot Acres:	0.58		
		Lot SqFt:	25,395		
Attic: None		Heating: Forced Air		Parking Features: Asphalt; Parking Lot	
Basement: None		Heating System Fuel Source: Electric		Possession: At Closing	
C & I Features: Security System		Location: Freestanding		Road Type/Frontage: Paved; Public (City/Cty/St)	
Construction: Block		Miscellaneous: Current Use: Day Care Center		Showing Instructions: Appt Required; Lockbox;	
Cooling: Central Air; Heat Pump				Restricted Hours; Tenants	
Exterior Finish: Block				Sale/Lease Includes: Buildings	
Foundation: Slab				Business Type: Medical; Professional/Office;	
Terms: 1031 Exchange; Cash; Conventional				Business Service; Commercial; Other; Professional Service	
				Utilities: Electricity Connected	
				Sewer: Municipal Sewer	
				Water Source: Municipal Water	
Cobra Zone: No		Deed Book:	6723	Plat Book:	103
		Deed Page:	1268	Plat Page:	5
		PID:	R04914-007-011-000	Total Real Estate Property Taxes:	\$3,269.13
		Tax Identifier:	R04914-007-011-000	Special Assessments:	none
				Tax Assessed Value:	\$555,500
				Tax Year:	2025
Marketing/Public Remarks: Well maintained 3 unit commercial property zoned O & I with over a total of 3700 sq f. Immaculate condition in all units. Units have their own electrical and water meters. Unit 1 is approx 1800 sq ft Currently a daycare facility with several rooms, entrance area, office area, bathrooms and a kitchen. Unit 2 at approx 800 sq ft and a bathroom. Unit 3 is approx 1000 sq ft and has 2 restrooms. O&I zoned for many business opportunities. Daycare and church to move upon sale of property. Agent Remarks: Well maintained 3 unit commercial property zoned O & I with over a total of 3700 sq f. Immaculate condition in all units. Units have their own electrical and water meters. Unit 1 is approx 1800 sq ft Currently a daycare facility with several rooms, entrance area, office area, bathrooms and a kitchen. Unit 2 at approx 800 sq ft and a bathroom. Unit 3 is approx 1000 sq ft and has 2 restrooms. O&I zoned for many business opportunities. Daycare and church to move upon sale of property. Legal: Pt Pearsall Wilm Sign on Property: Yes Showing Instructions: Call Broker Bay or Listing Agent Appointment Contact: Broker Bay or call listing ageAppt. Center Phone: (888) 851-9899 Directions to Property: Market St North to Left on Barclay Hills Dr, left on Princess Place Dr, property on the Left.					
Agreement Service:	Full Service	Effective Date:	10/09/2025	Status:	Active
Agreement Type:	Exclusive Right To Sell	Listing/Lease Price:	\$725,000	Status Change Date:	10/09/2025
Owner:	Training Up A Child Enrichment LLC	Original List Price:	\$725,000		
Broker Owner:	No	Prospect Exempt:	No		
Seller Rep.:	Has owned the property for at least one year	Sale/Lease:	Sale		
		Stipulation of Sale:	Standard		
		EMD Trust Account:	No		
Cumulative DOM:	5				
Days on Market:	5				
Definition:	RE W/O Business				
Expiration Date:	04/10/2026				
Listing/Lease Price:	\$725,000				
List Price/SqFt:	\$194.32				
Listing Member:	Name Clay Jackson 219174	Office Listing Office: Coastal Properties C11672	Primary 910-200-1160	Other Office 910-256-8171	E-mail clayjacksonrealestate@gmail.com
					Other Email

Confidential - May Only Be Distributed To MLS Participants

Information is deemed to be reliable, but is not guaranteed. Data may have come from public tax records. © 2025 MLS and FBS. Prepared by Clay Jackson on Monday, October 13, 2025 4:18 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.