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Dover, Delaware 19901

McGinnis Commercial Real Estate

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WRIGHT RISING SUN LOTS
1633 & 1633A SORGHUM MILL ROAD, DOVER, KENT COUNTY, DELAWARE 19901
OFFICE FILE # 213195 * MLS #6275350



SALE PRICE \$ 70,000 * \$1.13 +/- PSF LAND AREA
WATERFRONT LAND * 240 +/- FEET ON TIDBURY CREEK

Industrial Building Lots * On – Site utilities Required
206 +/- Feet Frontage On Sorghum Mill Road * 300 +/- Feet Average Depth
61,855 +/- Sq Ft * 1.42 +/- Acre * Clear, Level Lot



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
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Tax Map Identification NM00 - 095.00 - 01 - 09.00
 NM00 - 095.00 - 01 - 10.00

Deed Reference D4735 - 264

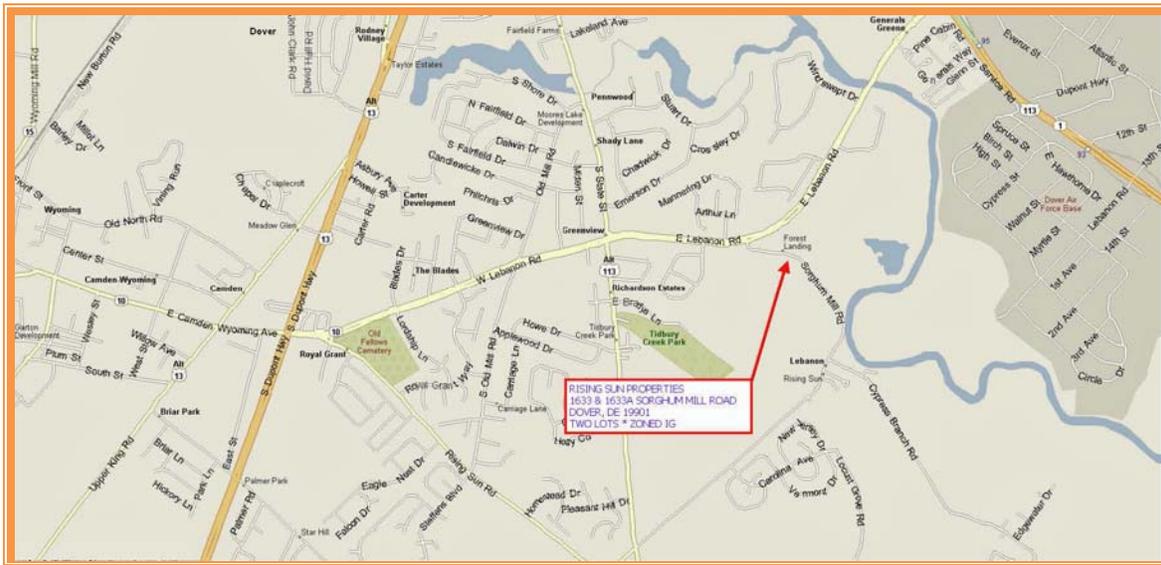
Zoning IG, General Industrial Zone, Kent County

Census Tract 422.01

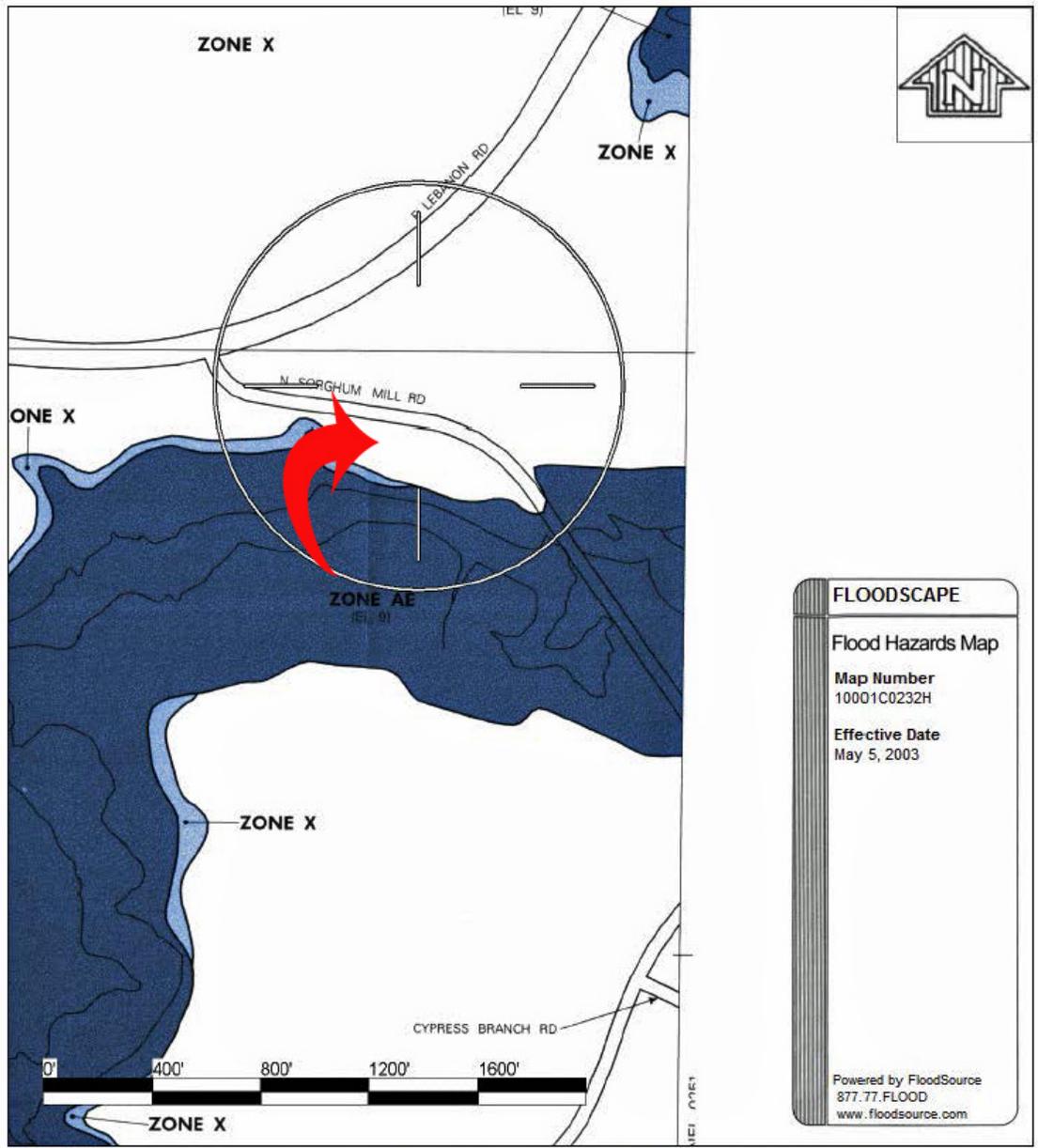
Flood Hazard Map 10001C0232H; May 5, 2003; Zone X

Land Area	61,855	sq ft +/-	1.420	acre
1633 FRONTAGE	148.00	ft +/-	43,560	sq ft +/-
1633A FRONTAGE	57.67	ft +/-	18,295	sq ft +/-
DEPTH	300.00	ft +/-		

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$0	\$0.00	\$0.338	\$0.00	\$0.00
County Tax Assessment				
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$10,700	\$0.25	\$1.7152	\$183.53	\$0.0042 P09.00
\$6,100	\$0.33	\$1.7152	\$104.63	\$0.0057 P10.00
TOTAL PROPERTY TAX			\$288.15	\$0.0047



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