



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

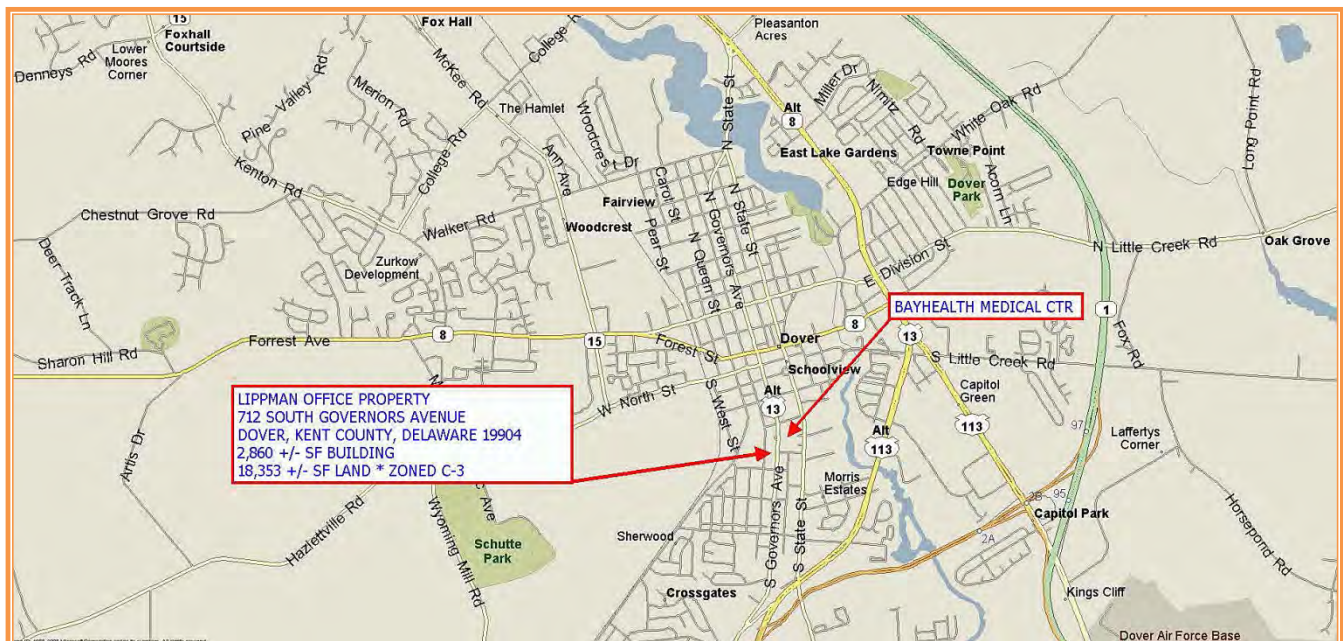
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www.mcginisrealty.com

LIPPMAN DENTAL OFFICE PROPERTY  
712 SOUTH GOVERNORS AVENUE, DOVER, KENT COUNTY, DELAWARE 19904  
FILE # 2142014 \* MLS # 6338162



SALE PRICE \$ 469,000 \* \$ 164 +/- PER SQUARE FOOT BUILDING AREA



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION  
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**Tax Map Identification** ED05-077.13-01-36.00

**Deed Reference** D305 - 0006

**Zoning** C-3, Service Commercial, City of Dover

**Land Area** 18,353 sq ft +/- 0.421 acre  
**Frontage** 87.00 ft +/-  
**Depth** 266.18 ft +/-  
**Bldg Area (sq ft)** 2,860 sq ft +/-  
**Coverage Ratio** 15.58%  
**Parking Spaces** 20  
**Parking Ratio** 3.50 per 500 sf

<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$499,800	\$174.76	\$0.338	\$1,688.32	\$0.59	PROPERTY
\$499,800	\$174.76	\$0.000	\$0.00	\$0.00	No BID
\$499,800	\$174.76	\$0.338	\$1,688.32	\$0.59	TOTAL

<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$144,500	\$50.52	\$2.2872	\$3,305.00	\$1.16

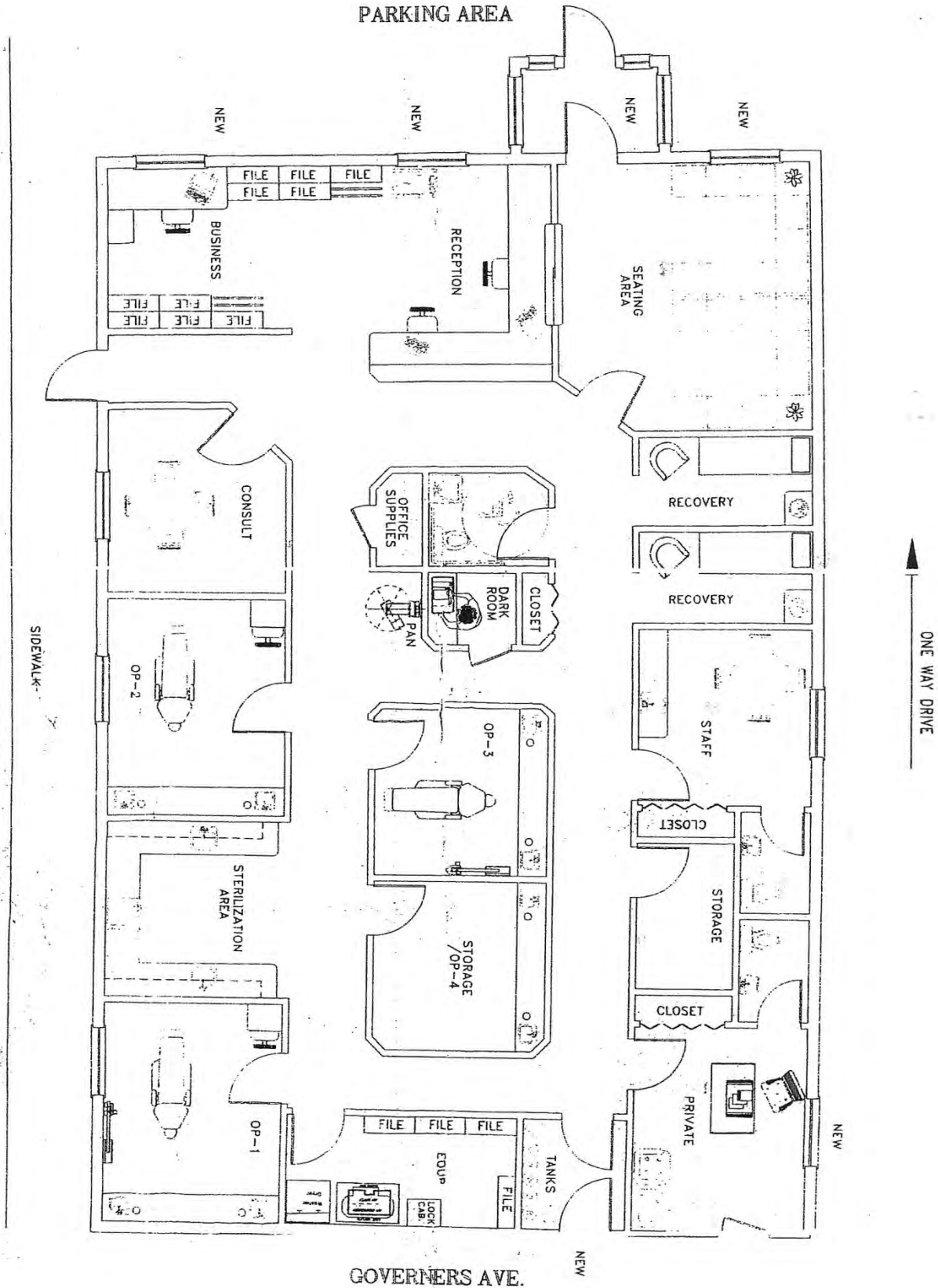
**TOTAL PROPERTY TAX** \$4,993.33 \$1.75



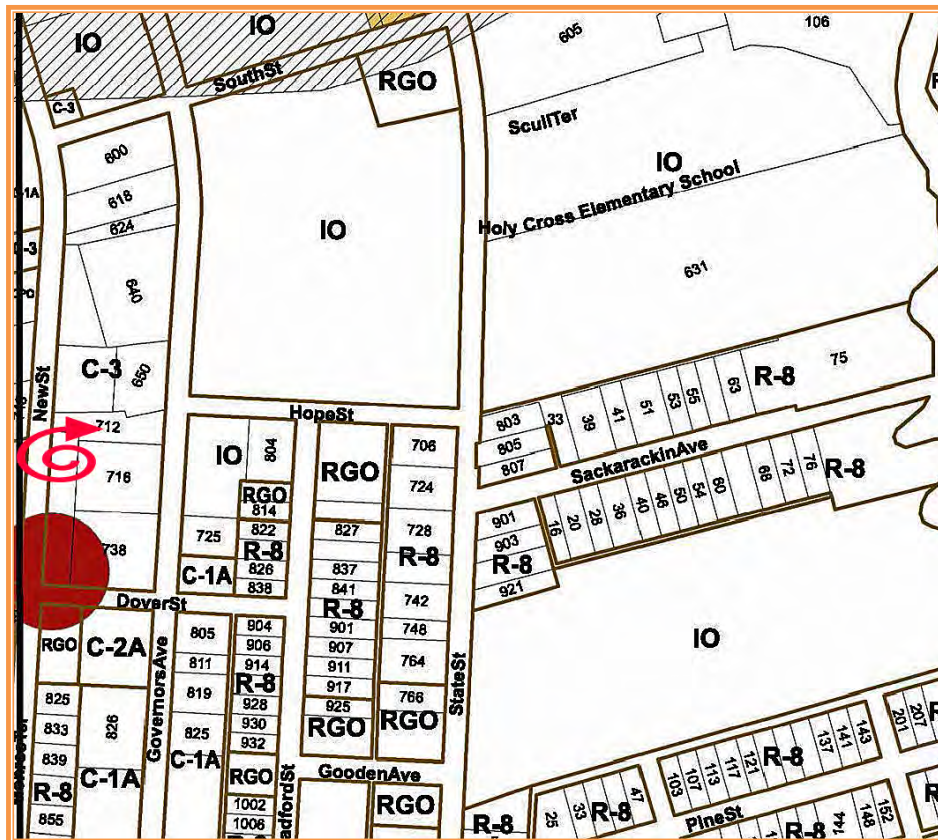
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# Office Floorplan



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