



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

FSCLF 1160 WALKER ROAD OFFICE PROPERTY
1160 WALKER ROAD, DOVER, KENT COUNTY, DELAWARE 19904
OFFICE FILE #214206 * MLS # 6378536



SALE PRICE \$ 570,000 * \$ 119. +/- PER SQUARE FOOT
LEASE PRICE \$ 10. +/- PER SQUARE FOOT NET

FORMERLY USED AS PRE – SCHOOL & DAYCARE
IDEAL USE IS PRE – SCHOOL AND DAYCARE
ALTERNATIVE USES INCLUDE OFFICE AND RETAIL
PARKING AREA CAN BE EXPANDED
FULLY SPRINKLERED BUILDING

PROPERTY IS ALSO AVAILABLE FOR LEASE
\$10.00 PER SQUARE FOOT NET

BLDG AREA	4,789	+/- SF
NET RENTAL RATE	\$10.00	PSF
ANNUAL RENT	\$47,890	
MONTHLY RENT	\$3,991	

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.
PAGE 1 OF 5 PAGES

Tax Map Identification ED05 - 067.18 - 03 - 15.01

Deed Reference D6046 - 307

Zoning IO, INSTITUTIONAL & OFFICE

Census Tract 407

Flood Hazard Map 10001C0166H; ZONE AE; May 5, 2003

Land Area 20,240 sq ft +/- 0.465 acres
Frontage 112.00 ft +/-
Depth 180.73 ft +/-

Building Area 4,789 sq ft +/-
Width 65 ft +/-
Depth 56 ft +/-

COVERAGE RATIO 23.66%

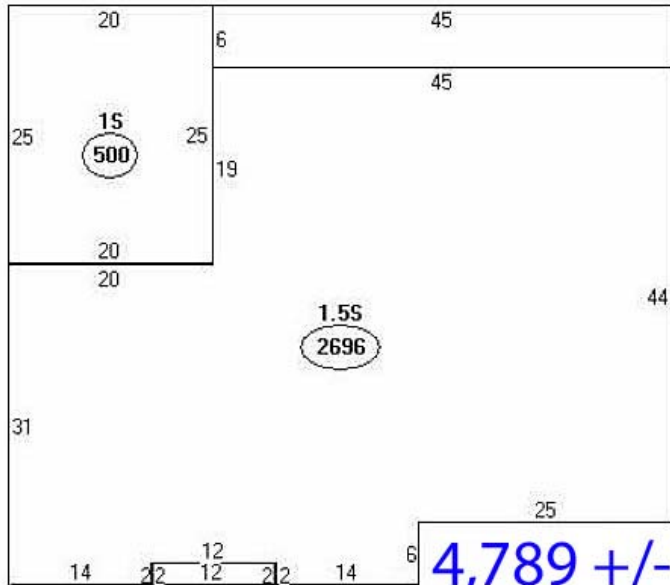
PARKING SPACES 12

PARKING RATIO 0.75 PER 300 SF BLDG AREA

City Tax Assessment	Per SF Bldg	Rate	Tax	Per SF Bldg
\$268,300	\$56.02	\$0.338	\$906.32	\$0.19

County Tax Assessment	Per SF Bldg	Rate	Tax	Per SF Bldg
\$162,500	\$33.93	\$2.2872	\$3,716.70	\$0.78

TOTAL PROPERTY TAX \$4,623.02 \$0.97

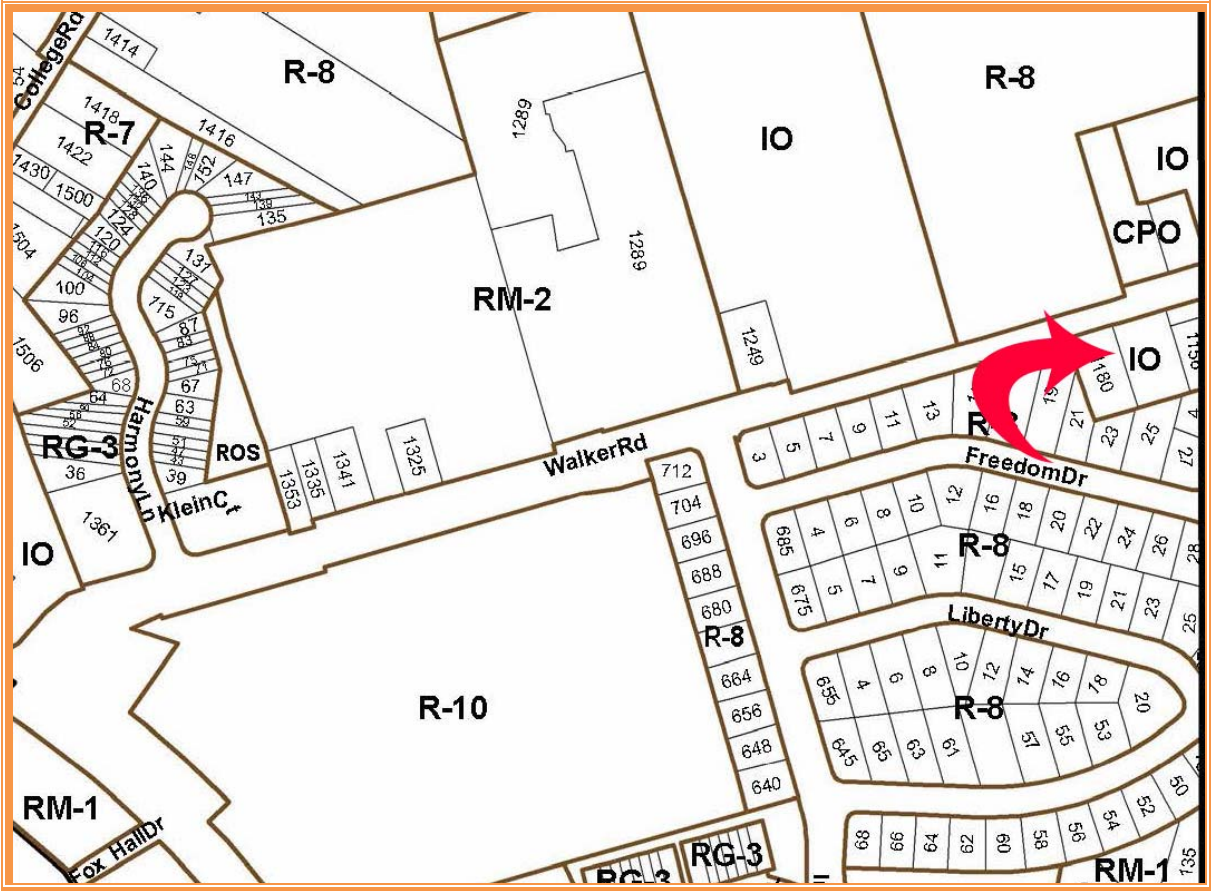


4,789 +/- sf

- | Descriptor/Area |
|-----------------------------------|
| A: MULTI-USE STORAGE
2696 sqft |
| B: 1.55
2696 sqft |
| C: MULTI-USE OFFICE
500 sqft |
| D: CANPY RF/SLB
270 sqft |
| E: CANPY RF/SLB
sqft |
| F: 1S
500 sqft |
| G: PA1
5696 sqft |
| H: FN1
1035 sqft |



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.
 PAGE 3 OF 5 PAGES



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.
PAGE 4 OF 5 PAGES



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.
PAGE 5 OF 5 PAGES