



555 East Lookerman St.
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

PRICKETT OFFICE PROPERTY
11 NORTH STATE STREET * DOVER, KENT COUNTY, DELAWARE 19901
OFFICE FILE # 214215 * MLS # 6477548



SALE PRICE \$ 515,000 * \$ 120 +/- PER SQUARE FOOT BLDG AREA



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 6 PAGES

Tax Map Identification ED05 - 077.05 - 01 - 52.01

Deed Reference D686 - 252

Zoning RGO, City Of Dover

Census Tract 409

Flood Hazard Map 10001C0167H; May 5, 2003

Land Area 10,082 sq ft +/- 0.231 acres
Frontage 88.99 ft +/-
Depth 113.09 ft +/-

Building Area 4,289 sq ft +/-
First Floor 1,835 sq ft +/-
Second Floor 1,515 sq ft +/-
Third Floor 939 sq ft +/-

COVERAGE RATIO 42.54%

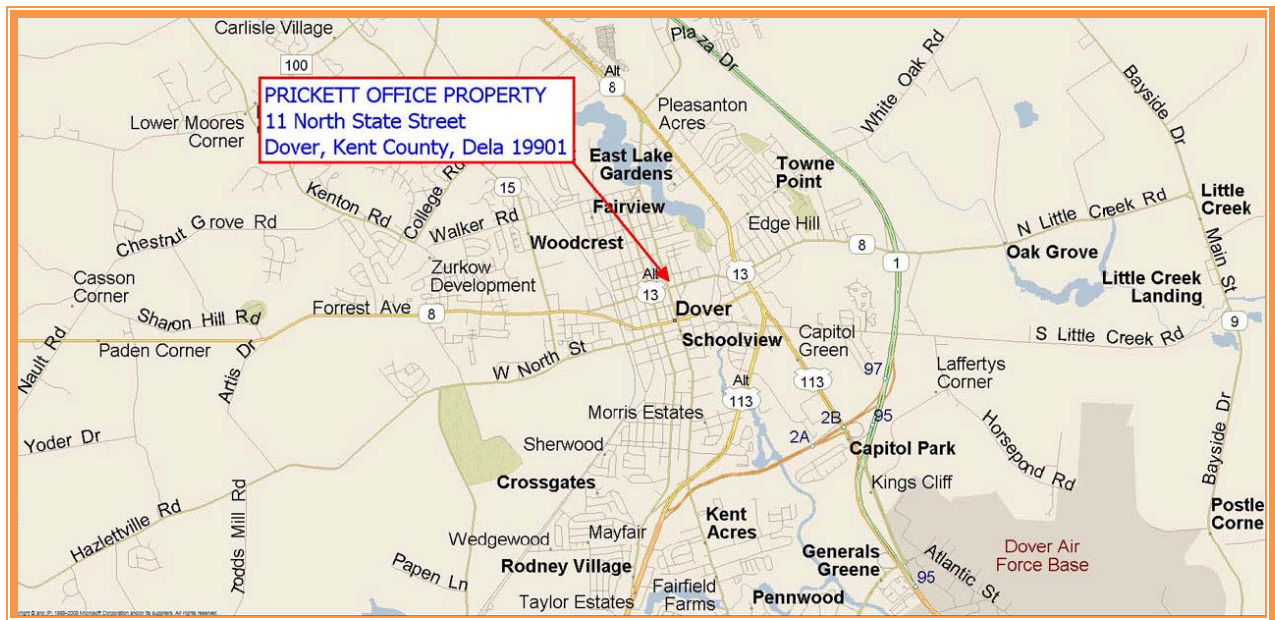
PARKING SPACES 14

PARKING RATIO 0.98 PER 300 SF BLDG AREA

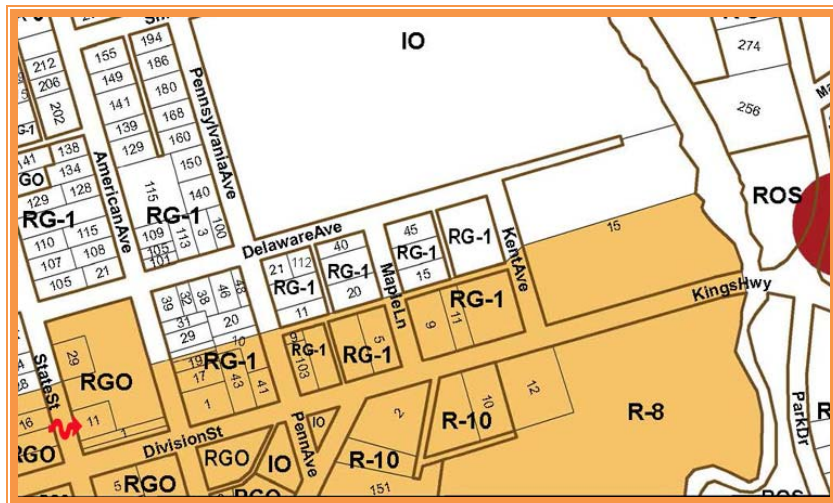
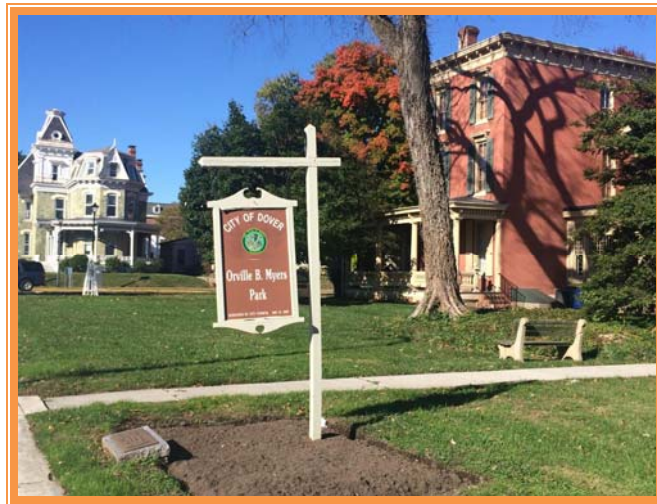
City Tax Assessment	Per SF Bldg Area	Rate	Tax	Per SF Bldg Area
\$534,200	\$124.55	\$0.338	\$1,804.53	\$0.42

County Tax Assessment	Per SF Bldg Area	Rate	Tax	Per SF Bldg Area
\$67,800	\$15.81	\$2.2589	\$1,531.53	\$0.36

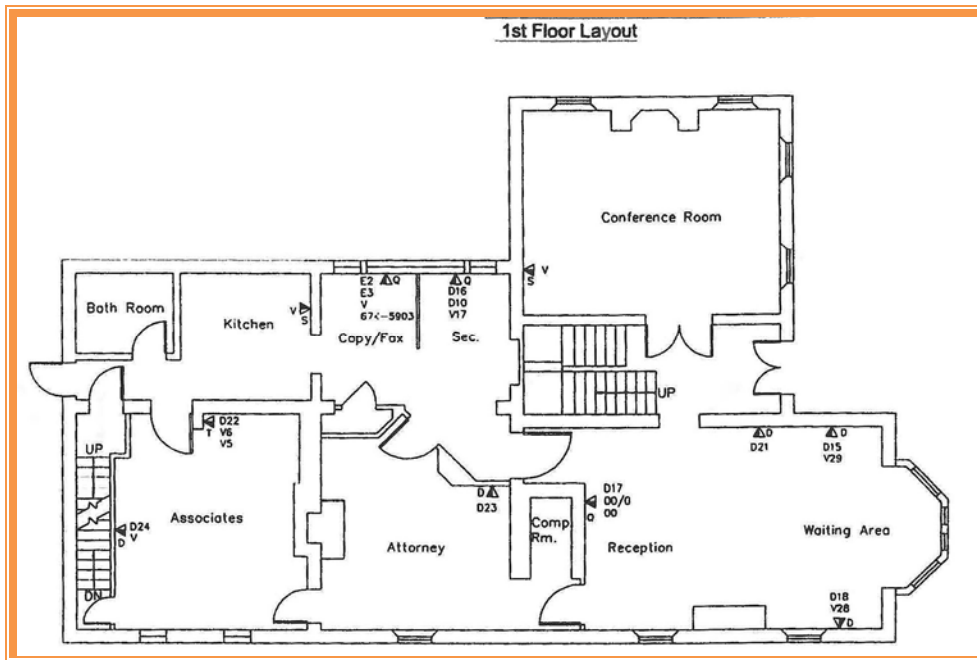
TOTAL PROPERTY TAX \$3,336.06 \$0.78



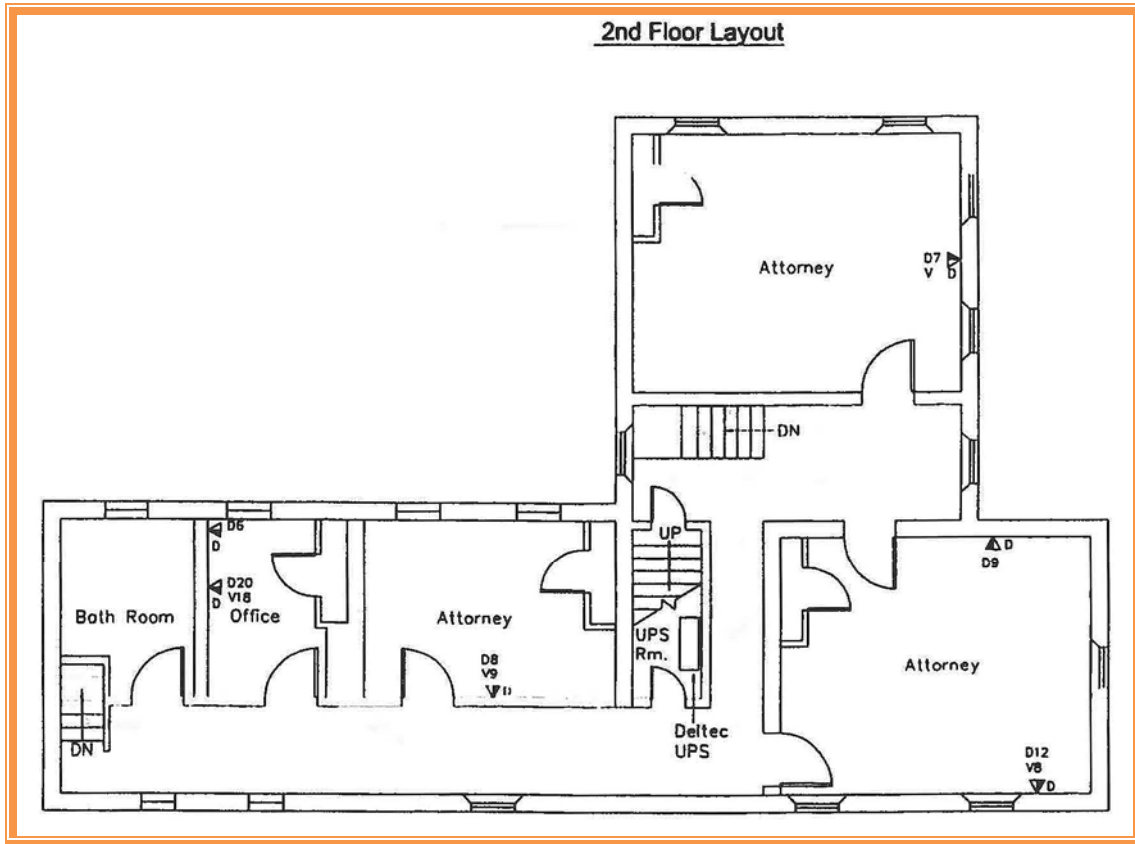
**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.
LISTING BROKERAGE REPRESENTS SELLER * PAGE 2 OF 6 PAGES**



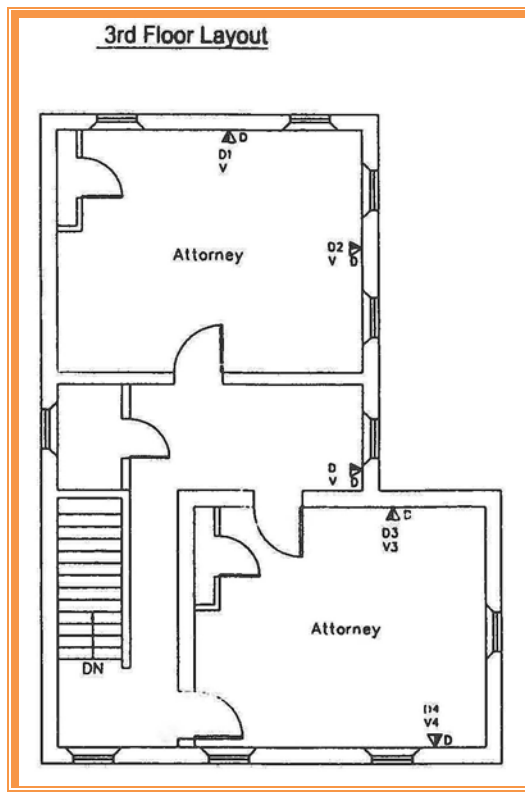
**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.
LISTING BROKERAGE REPRESENTS SELLER * PAGE 3 OF 6 PAGES**



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 6 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 6 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 6 OF 6 PAGES**