



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**BANE BOX OUTLET PROPERTY**  
**446 SOUTH GOVERNORS AVENUE, DOVER, KENT COUNTY, DELA 19904**  
**OFFICE FILE #215242 \* MLS # 6931643**



**SALE PRICE \$ 455,000**  
**\$ 50. +/- PER SQ FT BLDG AREA \* \$ 20. +/- PER SQ FT LAND 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.**

**Tax Map Identification** ED05 - 077.09 - 03 - 21.00

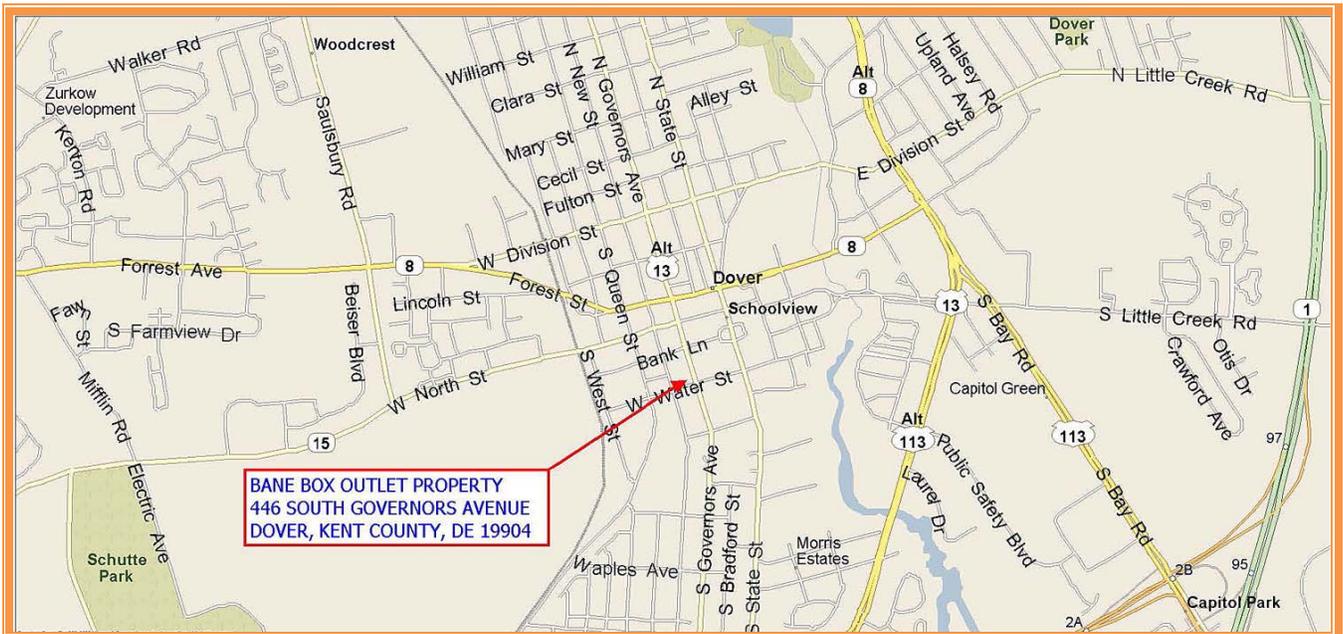
**Deed Reference** D643 - 036

**Zoning** C-2A, LIMITED CENTRAL COMMERCIAL, CITY OF DOVER

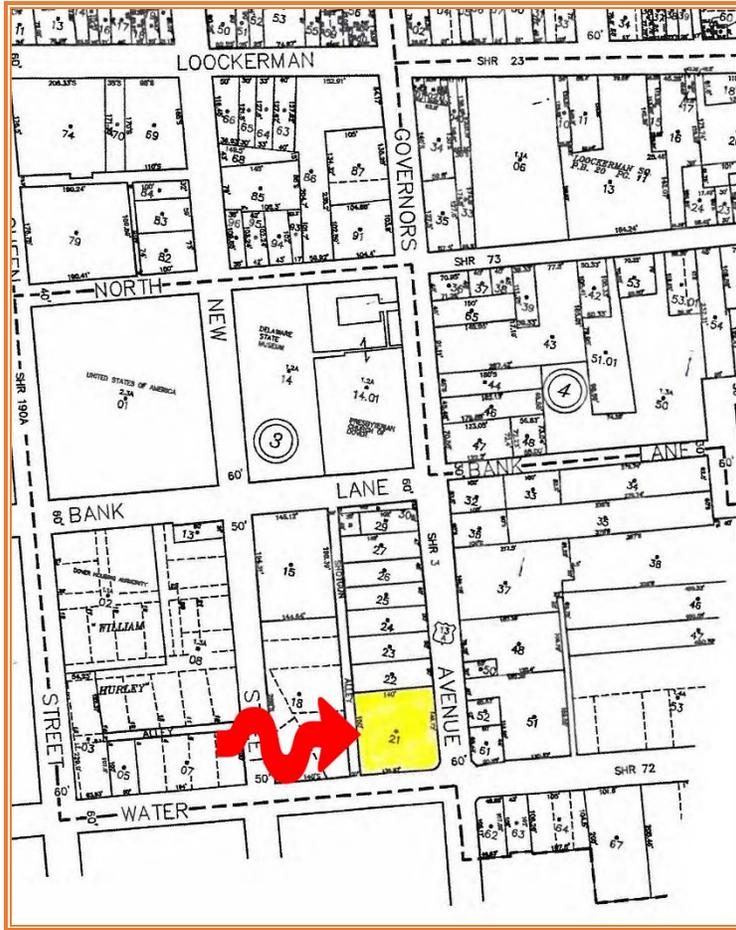
**Census Tract** 414

**Flood Hazard Map** 10001C0169H; ZONE X; July 7, 2014

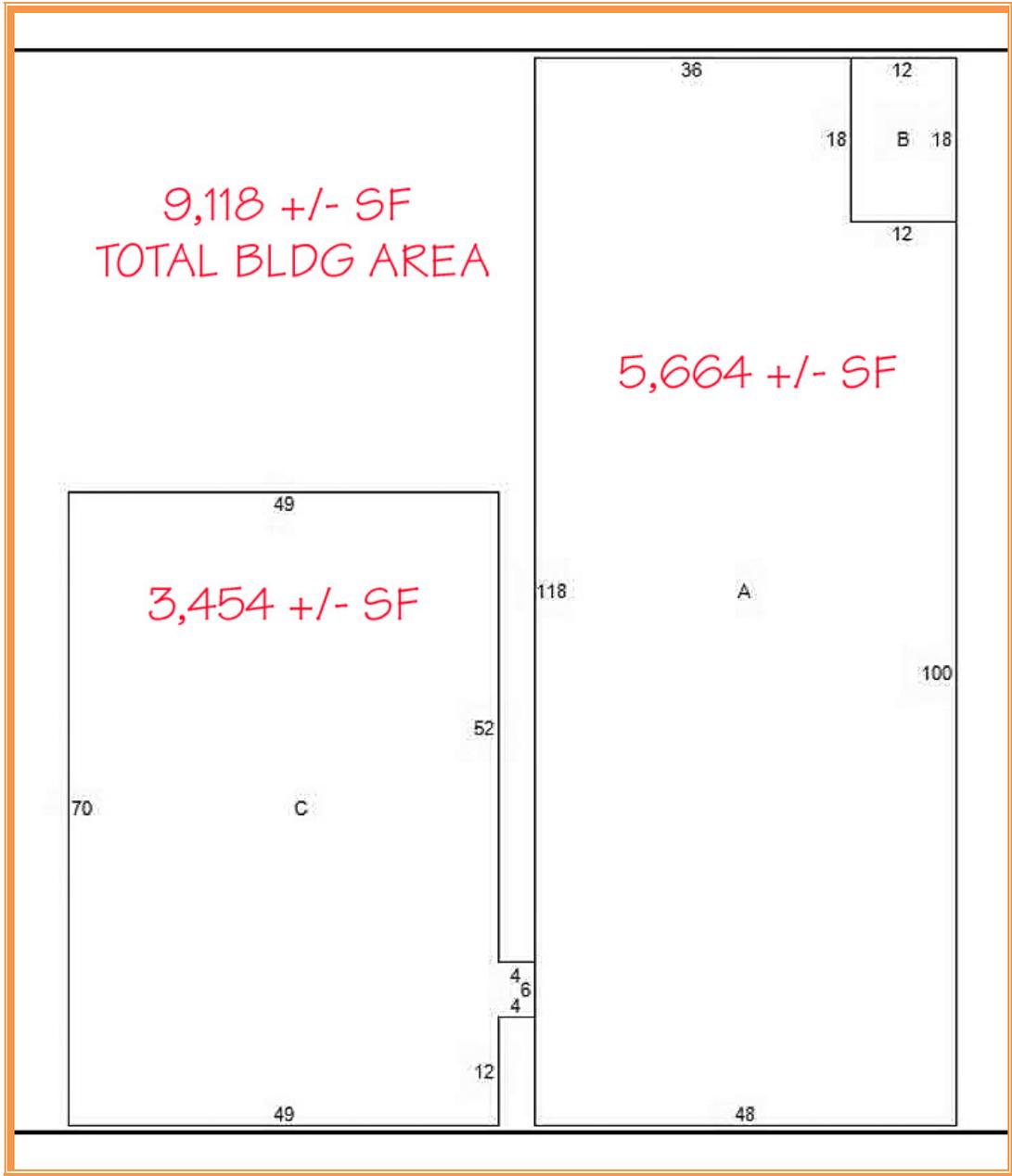
<b>Land Area</b>		22,450	sq ft +/-	0.515	acres
<b>Frontage</b>	150.60	ft +/-			
<b>Depth</b>	147.55	ft +/-			
<b>Building Area, TOTAL</b>		9,118	sq ft +/-		
<b>Width</b>	49	ft +/-			
<b>Depth</b>	70	ft +/-			
<b>BUILDING 1</b>		3,454	sq ft +/-		
<b>Width</b>	48	ft +/-			
<b>Depth</b>	118	ft +/-			
<b>BUILDING 2</b>		5,664	sq ft +/-		
<b>COVERAGE RATIO</b>		40.61%			
<b>PARKING SPACES</b>	16				
<b>PARKING RATIO</b>		0.52	PER 300 SF BLDG AREA		
<b>City Tax Assessment</b>		<b>Per SF Bldg</b>	<b>Rate</b>	<b>Tax</b>	<b>Per SF Bldg</b>
\$606,800		\$66.55	\$0.405	\$2,457.54	\$0.27
<b>County Tax Assessment</b>		<b>Per SF Bldg</b>	<b>Rate</b>	<b>Tax</b>	<b>Per SF Bldg</b>
\$102,200		\$11.21	\$2.2549	\$2,304.51	\$0.25
<b>TOTAL PROPERTY TAX</b>				\$4,762.05	\$0.52



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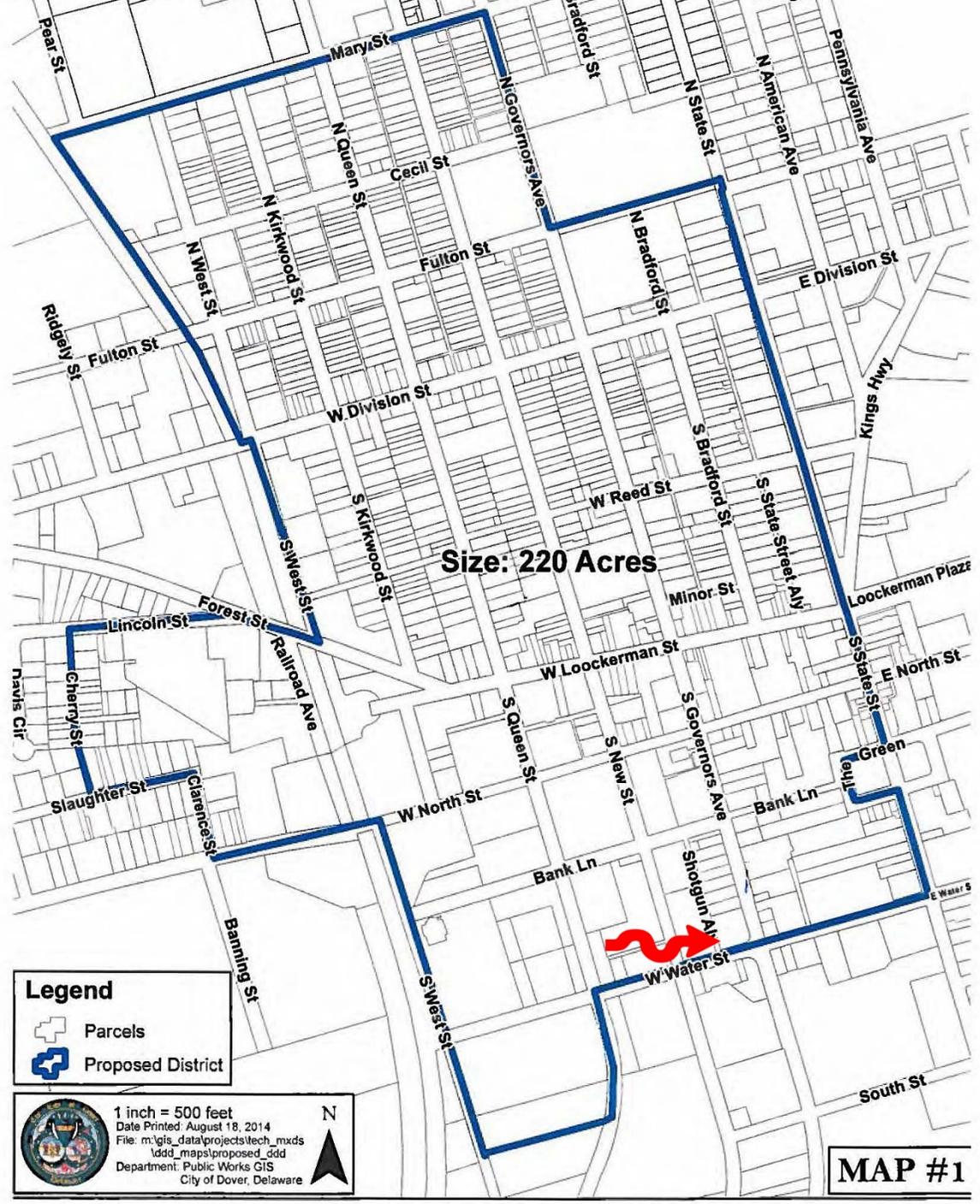


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# Downtown Development District Boundary



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