



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

IRELAND SMYRNA PROPERTY  
133 NORTH DUPONT HWY \* SMYRNA, KENT COUNTY, DELAWARE 19977  
OFFICE FILE # 216254 \* MLS # 6755542



SALE PRICE \$ 265,000 \* \$ 18. +/- PER SQ FT LAND AREA

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2014 AADT	Year Last Counted	Traffic Group
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K 1	U.S. 13, S. DUPONT B		SMYRNA LIMITS, RD. 1			
K 1	US. 13, S. DUPONT BL	0.37	MAIN ST., RD. 65	30933	14	2
K 1	N. DUPONT BLVD., SMY	0.88	DEL. 6, COMMERCE ST.	25561	14	2
K 1	N. DUPONT BLVD., SMY	1.17	DEL. 300, GLENWOOD A	24888	14	2
K 1	N. DUPONT BLVD., SMY	1.40	NEW CASTLE CO. LINE	27297	14	2
K 2	U.S. 13, N. DUPONT H		LEIPSIC RD., RD. 88			
K 2	US. 13, N. DUPONT H	0.35	LEIPSIC RD 88	67030	10	5
K 2	US. 13, N. DUPONT HW	0.50	ENT. TO DOVER DOWNS	48191	14	2
K 2	US. 13, N. DUPONT H	0.88	ENT. TO DOVER MALL	54269	14	5
K 2	US. 13, N. DUPONT HW	1.91	SCARBOROUGH RD., RD.	58536	3	5
K 2	US. 13, N. DUPONT H	2.17	N. DOVER LIMITS (RD10	44906	14	5
K 2	US. 13, N. DUPONT HW	3.96	DEL. 42, FAST LANDIN	33311	13	5

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** DC17 - 010.13 - 03 - 05.00 & 05.01

**Deed Reference** S - 40 - 053 P 05  
M - 35 - 256 P 0501

**Flood Map** 10001C0061H, Zone X; May 5, 2003

**Census Tract** 402.01

**Zoning** HC, HIGHWAY COMMERCIAL, TOWN OF SMYRNA

<b>Bldg Area (sq ft)</b>	900	sf +/-		
<b>Width</b>	24	ft +/-		
<b>Depth</b>	44	ft +/-		
<b>Land Area</b>	14,690	sf +/-	0.33724	acres +/-
<b>Frontage</b>	113	ft +/-		
<b>Depth</b>	130	ft +/-		
<b>Coverage Ratio</b>	6.13%			
<b>Parking Spaces</b>	28	10.71	/ 300	sf +/-

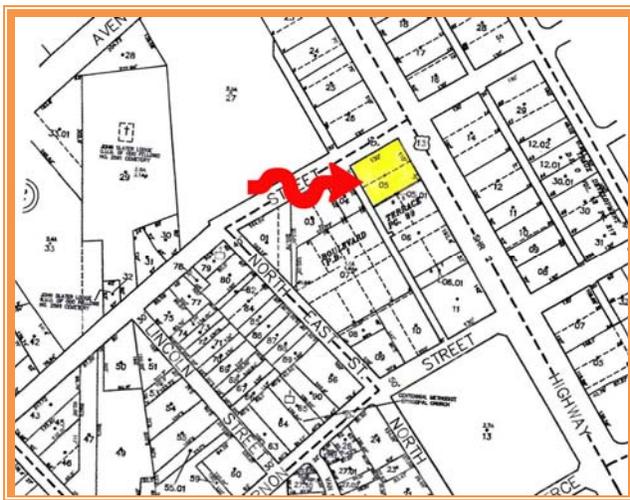
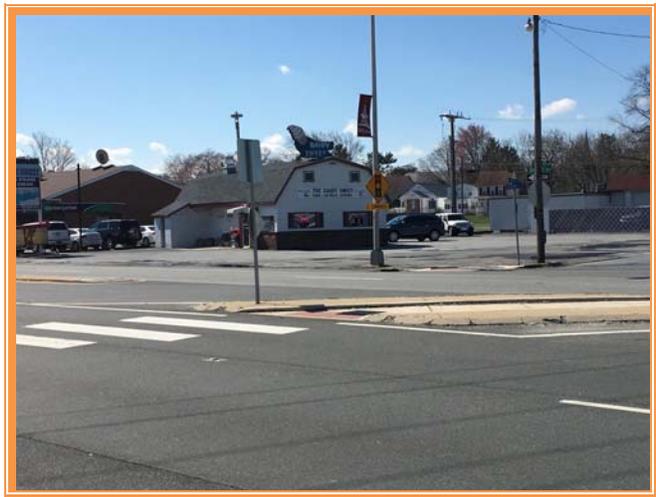
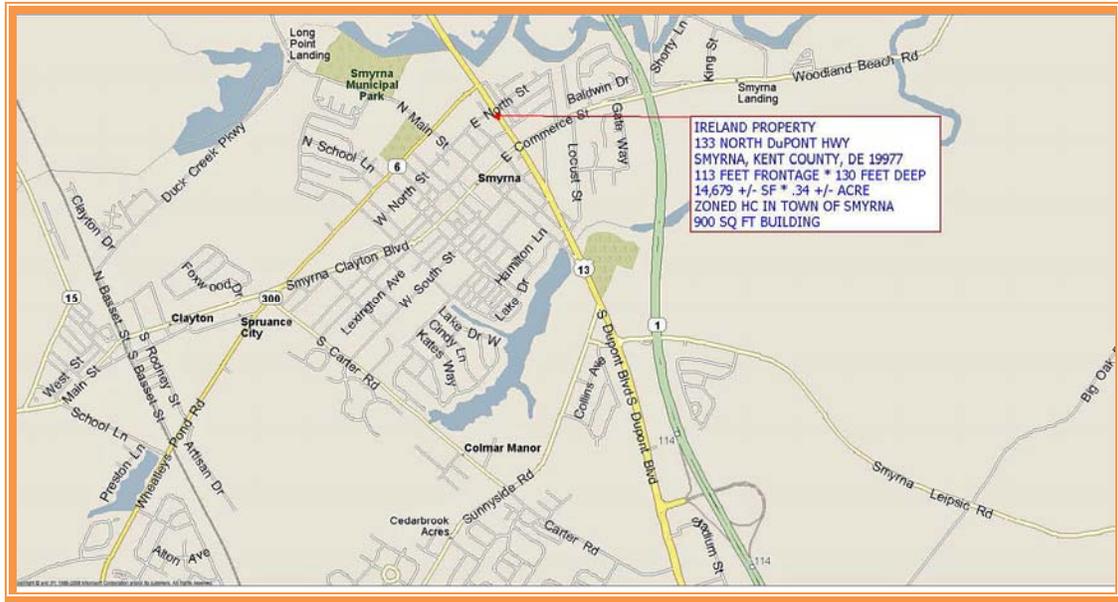
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$254,200	\$17.30	\$0.4000	\$1,016.80	\$0.07	P 05
\$200	\$0.01	\$0.4000	\$0.80	\$0.00	P 0501
\$254,400	\$17.32	\$0.4000	\$1,017.60	\$0.07	

<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$63,000	\$4.29	\$2.2250	\$1,401.75	\$0.10	P 05
\$700	\$0.05	\$2.2250	\$15.58	\$0.00	P 0501
\$63,700	\$4.34	\$2.2250	\$1,417.33	\$0.10	

**TOTAL PROPERTY TAX** \$2,434.93 \$0.17



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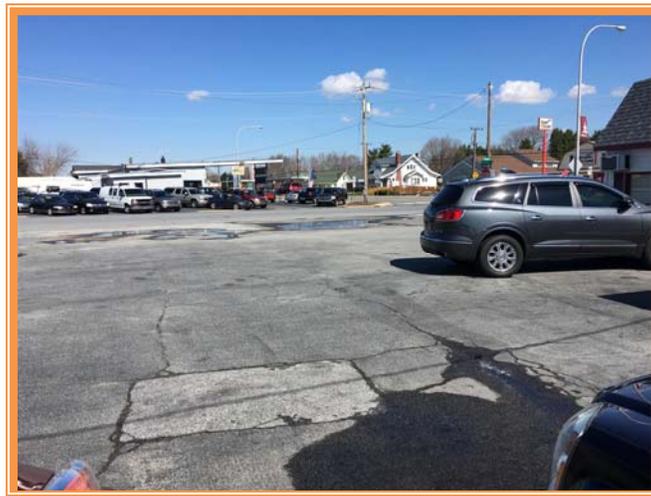
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SIDE EAST VIEW

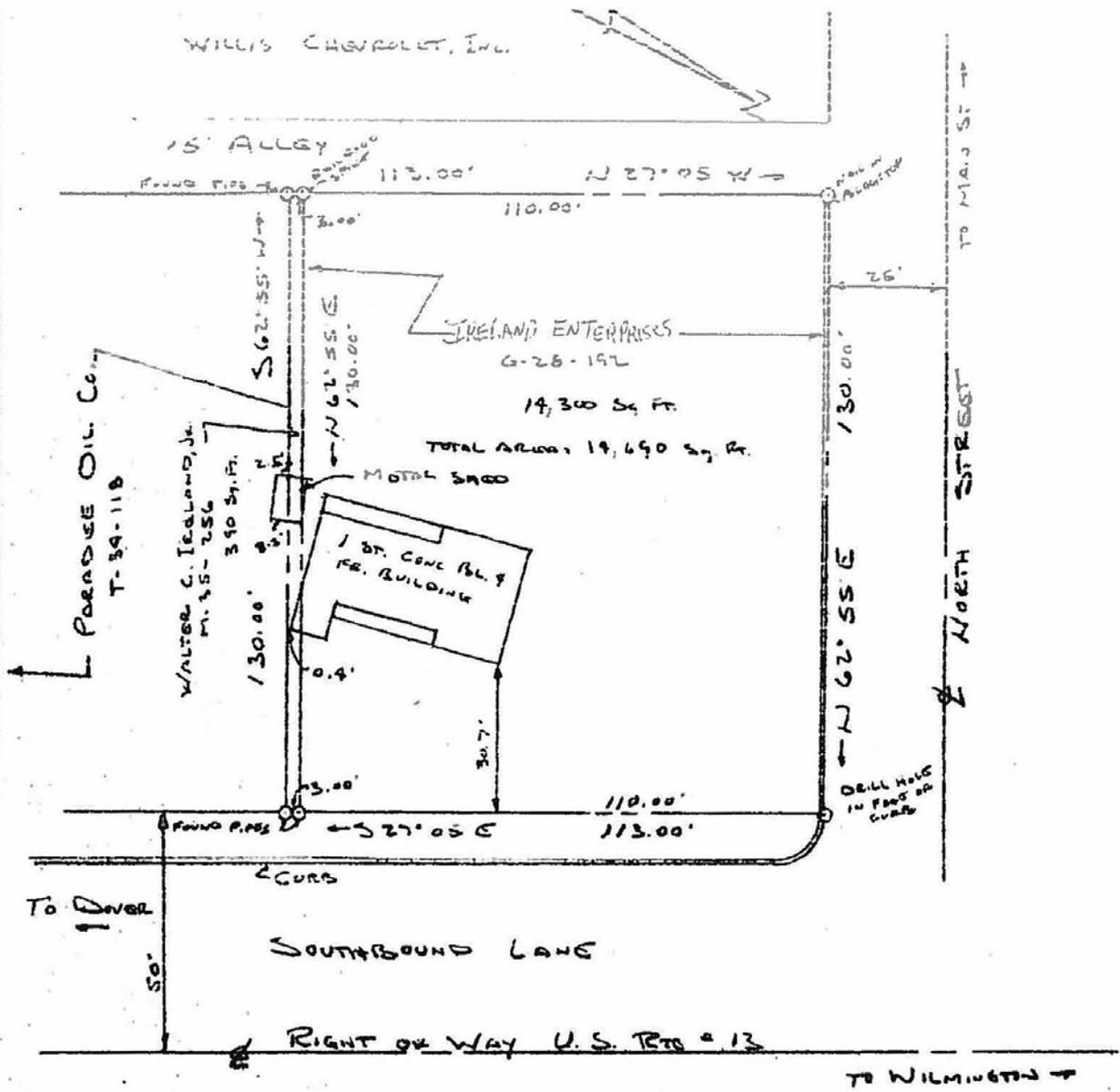


SIDE EAST VIEW TO NORTH



SIDE WEST VIEW TO NORTH

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Buyer: WALTER C. IRELAND, JR.  
 & BETTY Jo 1/2

I certify that the improvements indicated herein are located as shown and do not violate the applicable zoning code or building restriction laws.

*Earl D. Smith*

LANDS OF IRELAND ENTERPRISES, WALTER C. IRELAND IN THE TOWN OF SMYRNA	
DUKE CREEK HUNDED KENT COUNTY - DELAWARE	
EARL D. SMITH LAND SURVEYOR DUNCO, DEL.	SCALE: 1" = 80' DATE: 3-23-66

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