



555 East Loockerman St.
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

KCAR WALKER SQUARE OFFICE PROPERTY

838 WALKER SQUARE #21-2 & #21-4 * DOVER, KENT COUNTY, DELA 19904

OFFICE FILE # 216270 * MLS # 6904818



SALE PRICE \$ 120,000 * \$ 80 +/- 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 - 067.19 - 02 - 02.20 - 006.01 UNIT 21-2
 ED05 - 067.19 - 02 - 02.20 - 008.01 UNIT 21-4

Deed Reference D5488, PAGE 020

Zoning CPO, CENTRAL PROFESSION OFFICE, DOVER

Census Tract 433

Flood Hazard Map 10001C0166H; ZONE X, MAY 5, 2003

Land Area 73,778 sq ft +/- 1.694 acres
Frontage 411.00 ft +/-
Depth 183.98 ft +/-

Building Area 1,507 sq ft +/-
UNIT 21-2 701 sq ft +/- 3.250%
UNIT 21-4 806 sq ft +/- 3.875%

COVERAGE RATIO 2.04%

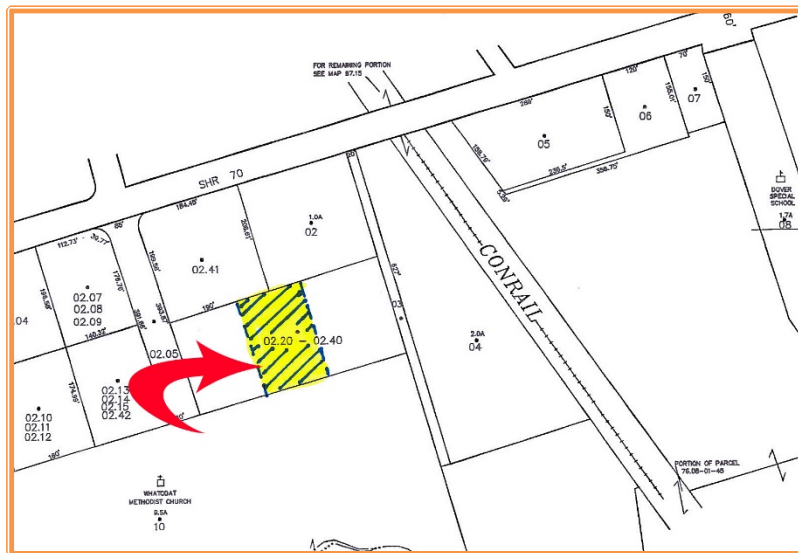
PARKING SPACES 7

PARKING RATIO 1.41 PER 300 SF BLDG AREA

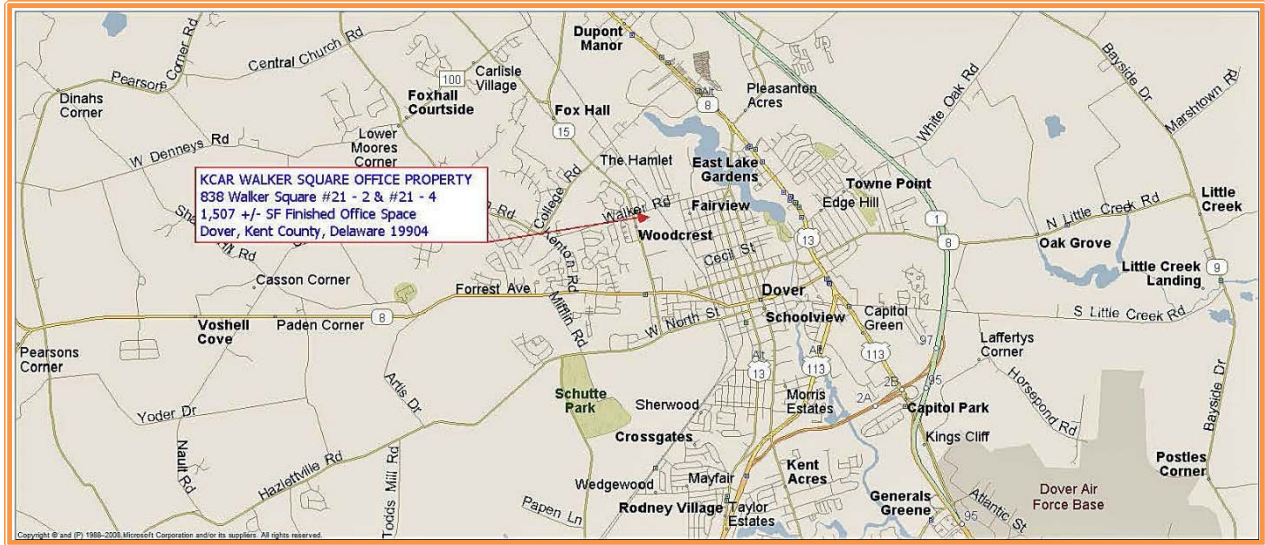
City Tax Assessment	SF Bldg A	Rate	Tax	SF Bldg Area
\$74,600	\$49.50	\$0.405	\$302.13	\$0.20 UNIT 21-2
\$84,100	\$55.81	\$0.405	\$340.61	\$0.23 UNIT 21-4
\$158,700	\$105.31	\$0.405	\$642.74	\$0.43 TOTAL CITY

County Tax Assessment	SF Bldg A	Rate	Tax	SF Bldg Area
\$27,400	\$18.18	\$2.2464	\$615.51	\$0.41 UNIT 21-2
\$33,900	\$22.50	\$2.2464	\$761.53	\$0.51 UNIT 21-4
\$61,300	\$40.68	\$2.2464	\$1,377.04	\$0.91 TOTAL COUNTY

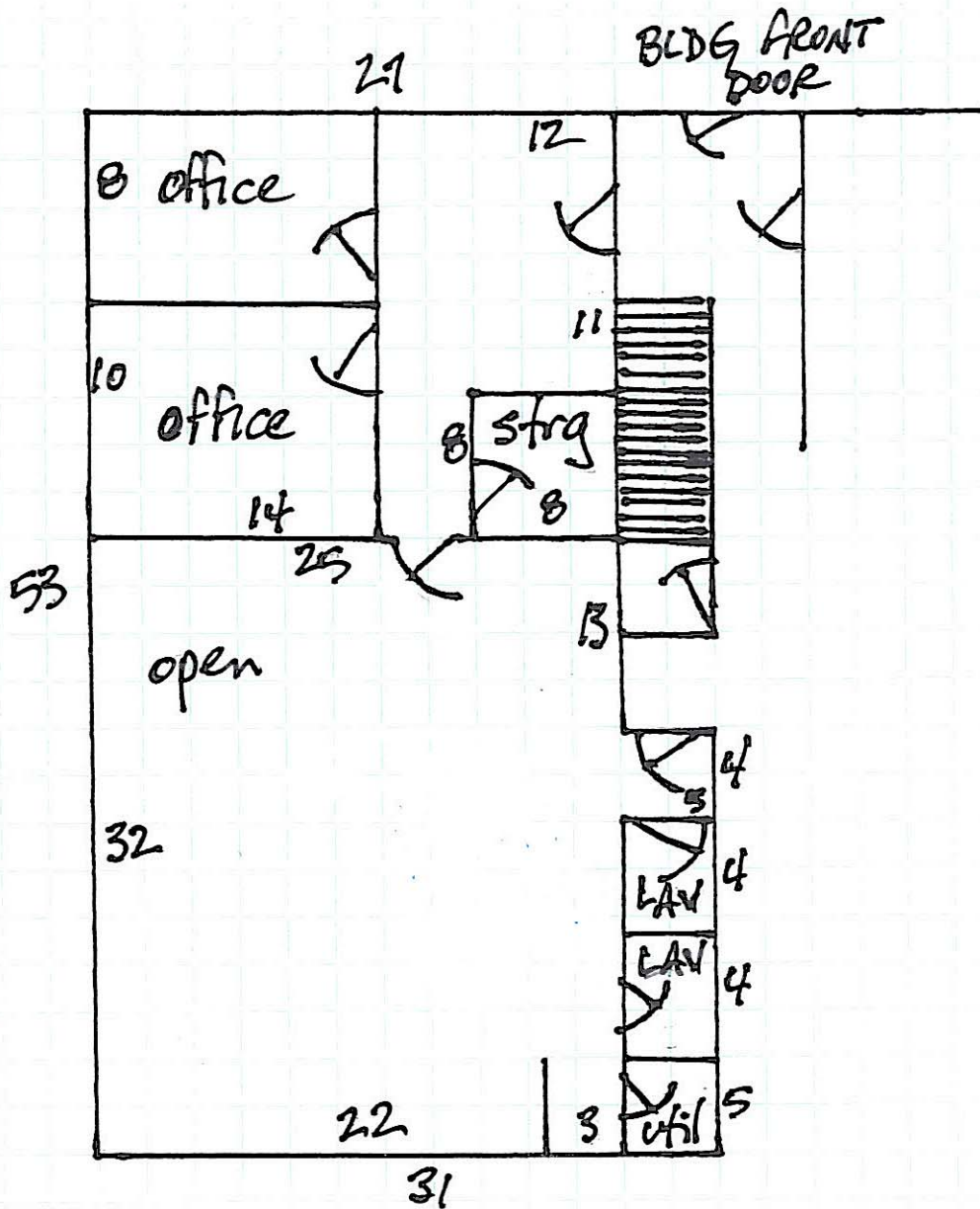
TOTAL PROPERTY TAX \$2,019.78 \$1.34



**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**

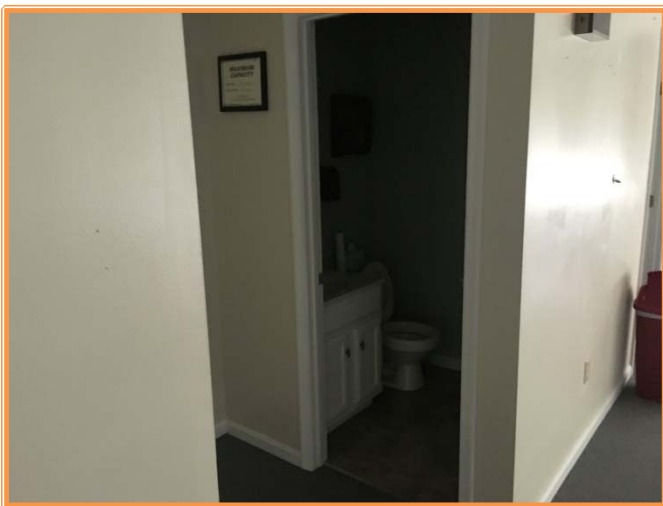


NOT TO SCALE
 APPROXIMATE DIMENSIONS

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**