



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

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**ROBERTS PROPERTY**

2035 SOUTH DUPONT HWY, DOVER, KENT COUNTY, DELA 19901

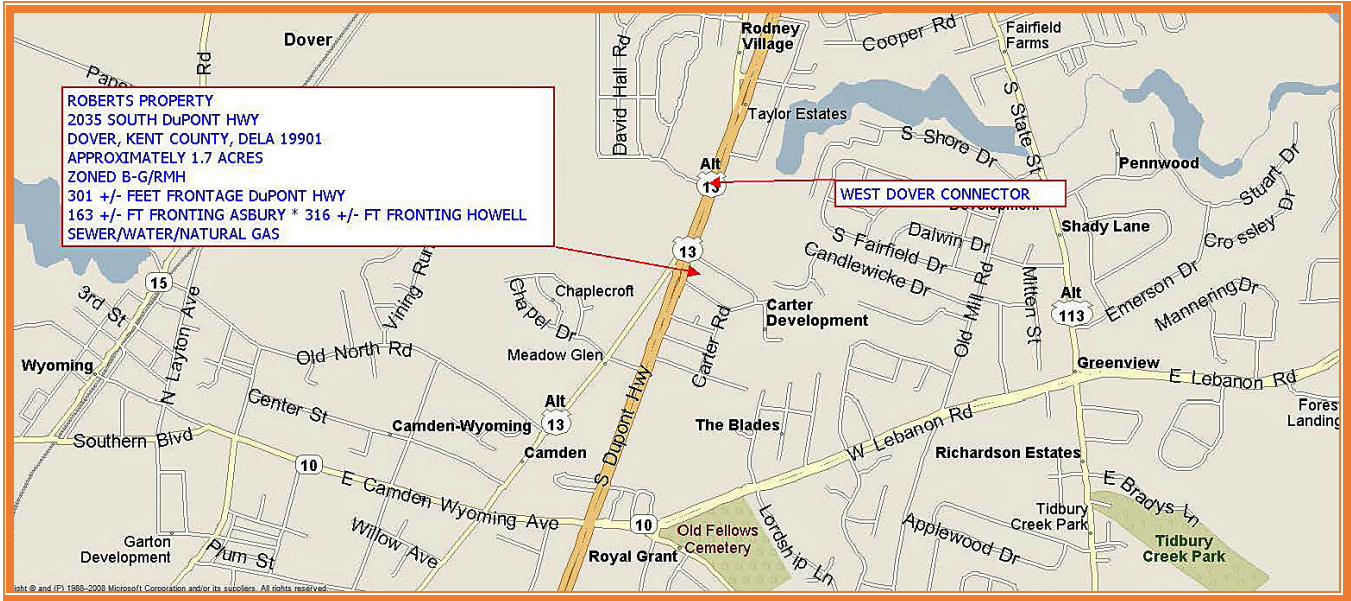
OFFICE FILE # : 217278 \* MLS # : 7197714



SALE PRICE \$ 675,000 \* \$ 9 +/- PER SQUARE FOOT \* \$400,000 +/- PER ACRE

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2016 AADT	Year Last Counted	Traffic Group
K 16	DEL. 8, N. LITTLE CR	2.86	END DOVER LIMITS	1087	15	6
K 16	DEL. 8, N. LITTLE CR	4.29	S. LITTLE CREEK LIMI	858	15	6
K 16	MAIN ST., LITTLE CRE	4.35	DEL. 9, RD. 15	2180	15	6
K 16	MAIN ST., LITTLE CRE	5.17	END. LITTLE RIVER	2037	15	6
K 23A	HUNN RD., DOVER		S. LITTLE CREEK RD.			
K 23A	HUNN RD., DOVER	0.35	LOOKERMAN ST.	175	15	3
K 24	U.S. 13, S. DUPONT H		CANTERBURY RD., RD.			
K 24	U.S. 13, S. DUPONT HW	4.67	S. CAMDEN LIMITS	32022	12	2
K 24	U.S. 13, S. DUPONT HW	4.83	DEL. 10, CAMDEN-WYOM	44230	12	2
K 24	U.S. 13, S. DUPONT HW	4.96	N. CAMDEN LIMITS	46385	14	2
K 24	U.S. 13, S. DUPONT HW	5.24	CABOOSE RD., RD. 4A	44943	14	2
K 24	U.S. 13, S. DUPONT HW	5.51	U.S. 13A, RD. 4	45735	14	2
K 24	U.S. 13, S. DUPONT HW	5.86	U.S. 13A, S. GOVERNO	48255	12	2
K 24	U.S. 13, S. DUPONT HW	6.25	S. DOVER LIMITS	44959	12	2
K 24	U.S. 13, S. DUPONT H	6.46	PUNCHEON RUN NB 13 R	38367	12	2
K 24	U.S. 13, S. DUPONT HW	6.85	STATE ST., RD. 25	24995	12	2
K 24	U.S. 13, S. DUPONT HW	8.25	COURT ST., RD. 67	29874	12	2
K 24	U.S. 13, S. DUPONT HW	8.44	BAY RD., RD. 7	18240	16	2
K 25	S.STATE ST.,DOVER		U.S. 13, RD. 24			
K 25	S. STATE ST., DOVER	0.22	ROOSEVELT AVE. (H25-	12503	13	2
K 25	S. STATE ST., DOVER	1.00	WATER ST., RD. 72	9926	12	2
K 25	S. STATE ST., DOVER	1.24	LOOKERMAN ST., RD.	7687	13	2
K 25	S. STATE ST., DOVER	1.50	DEL. 8, DIVISION ST.	7708	13	2
K 25	N. STATE ST., DOVER	2.33	U.S. 13A, N. GOVERNO	8000	12	2

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.  
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**Tax Map Identification** NM00-085.20-01-3000-00001 P #30  
 NM00-085.20-01-3100-00001 P #31  
 NM00-085.20-01-3200-00001 P #32  
 NM00-085.20-01-3300-00001 P #33  
 NM00-085.20-01-3000-00001 ALLEY

**Deed Reference** D7195 - 166 P #30  
 T - 24 - 136 P #31  
 D7195 - 181 P #32  
 D7195 - 172 P #33  
 D7195 - 169 ALLEY

**Zoning** BG, GENERAL BUSINESS, KENT COUNTY  
 RMH, MOBILE HOME PARK, KENT COUNTY

**Census Tract** 416

**Flood Hazard Map** 10001C0231H; May 5, 2003

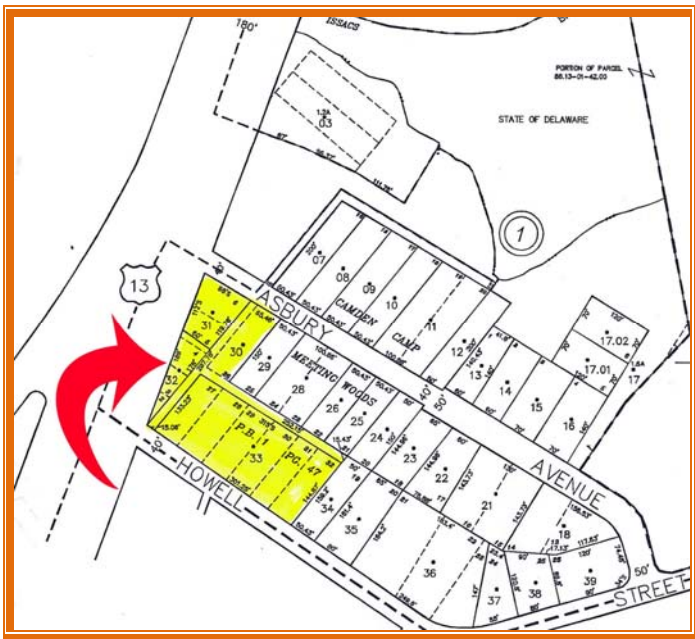
<b>Land Area</b>		73,612	sq ft +/-	1.690	acres +/-
<b>Frontage</b>	781.07	ft +/-			
<b>Depth</b>	297.78	ft +/-			

<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$0	\$0.00	\$0.650	\$0.00	\$0.0000 P #30
\$0				\$0.0000 P #31
\$0				\$0.0000 P #32
\$0				\$0.0000 P #33
\$0				\$0.0000 ALLEY
\$0.00	\$0.00	\$0.0000	\$0.00	\$0.00

<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$18,900	\$0.26	\$2.0464	\$386.77	\$0.0053 P #30
\$22,500	\$0.31	\$2.0464	\$460.44	\$0.0063 P #31
\$31,400	\$0.43	\$2.0464	\$642.57	\$0.0087 P #32
\$133,900	\$1.82	\$2.0464	\$2,740.13	\$0.0372 P #33
\$0	\$0.00	\$2.0464	\$0.00	\$0.0000 ALLEY
\$206,700	\$2.81	\$2.0464	\$4,229.91	\$0.0575

**TOTAL PROPERTY TAX** \$4,229.91 \$0.06

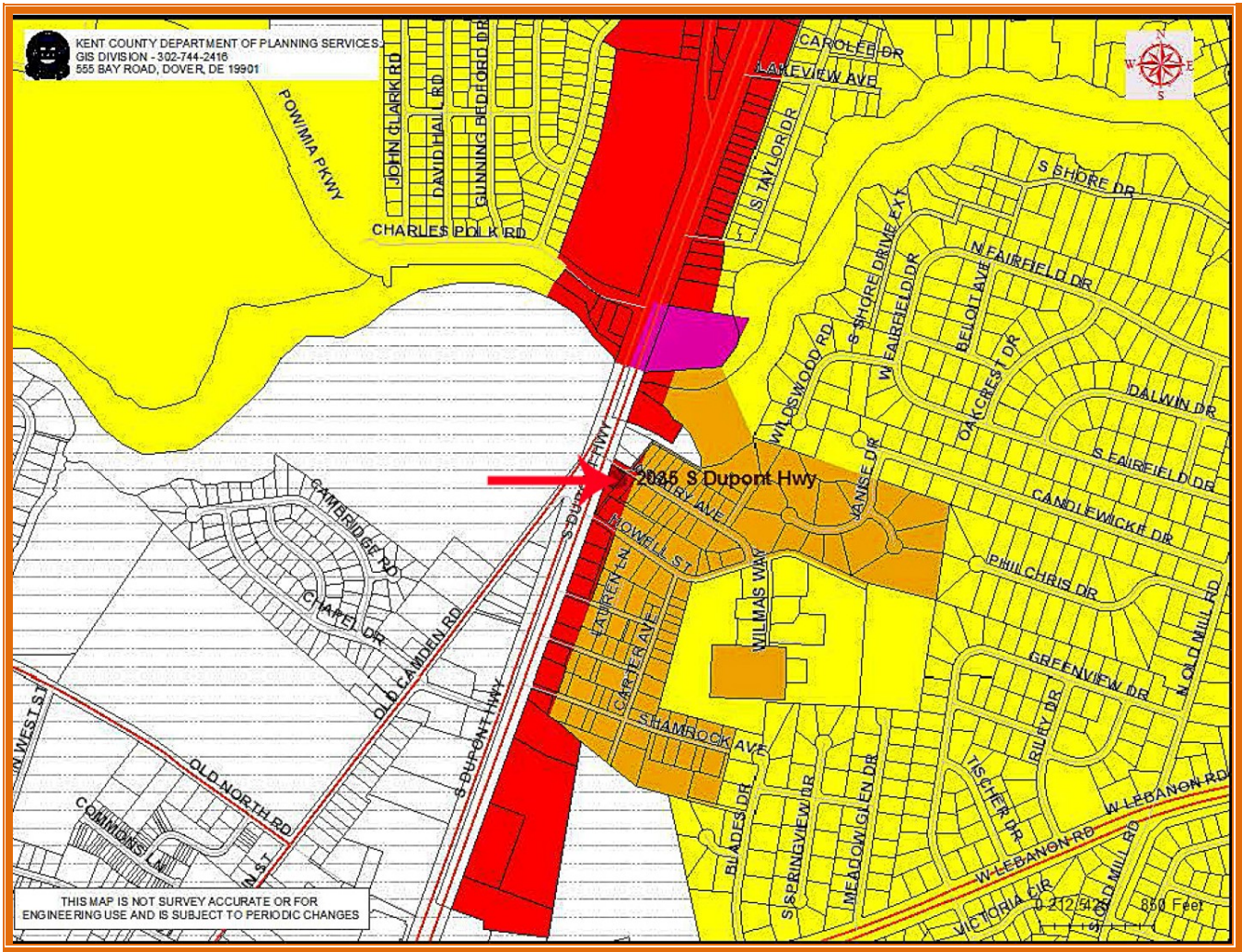
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