



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

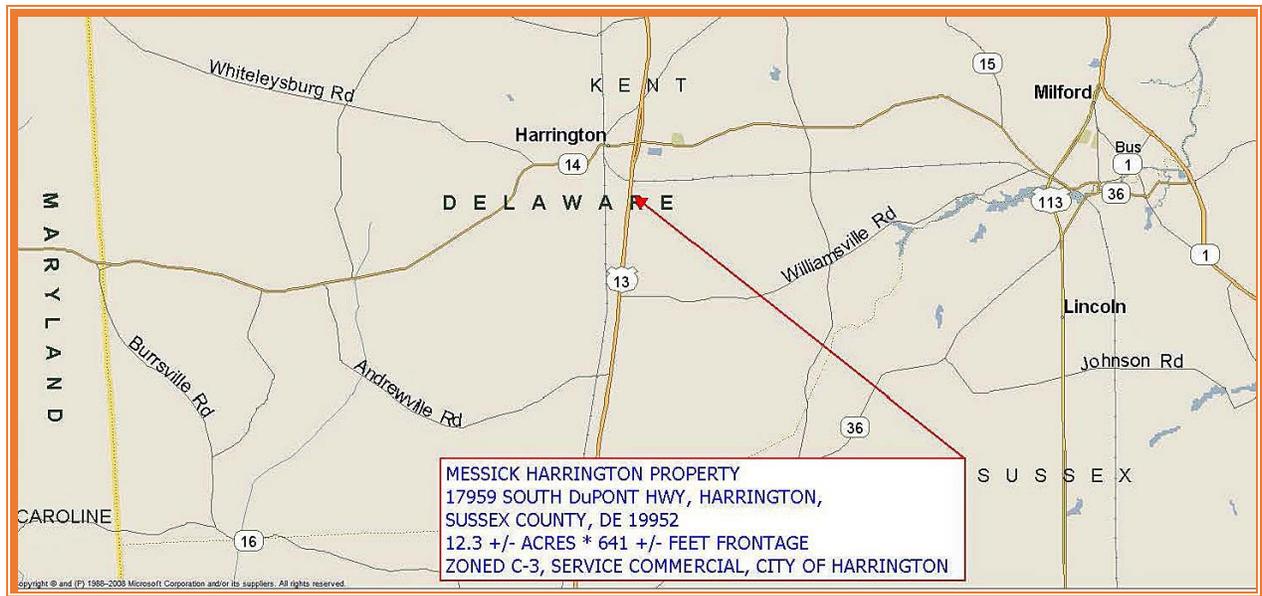
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www.mcginisrealty.com

MESSICK HARRINGTON PROPERTY
17959 SOUTH DUPONT HWY, HARRINGTON, KENT COUNTY, DELA 19952
OFFICE FILE #217295 * MLS # 7102905



SALE PRICE \$ 1,050,000 * \$ 1.96 +/- PER SQUARE FOOT * \$ 85,400 +/- PER ACRE



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Tax Map Identification MN09 - 180.00 - 02 - 17.00
 MN09 - 180.00 - 02 - 19.00

Deed Reference D8361 - 107 P17
 D8361 - 107 P19

Zoning C-3, SERVICE COMMERCIAL ZONE, CITY OF HARRINGTON

Floor Rate Insurance Map 100001C0337H, Zone X, May 5, 2003

Census Tract 430

TOTAL LAND AREA 536,056 sq ft 12.306 acres
Frontage 640.99 North Side West Water Street
Depth 1,158.97

Land Area 31,954 sq ft 0.734 acres P17
Frontage 200.00 North Side West Water Street
Depth 159.77

Land Area 504,102 sq ft 11.573 acres P19
Frontage 440.99 North Side West Water Street
Depth 1,158.97

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$13,334	\$0.02	\$1.0600	\$141.34	\$0.00	P17
\$264,667	\$0.49	\$1.0600	\$2,805.47	\$0.01	P19
\$278,001	\$0.52	\$1.0600	\$2,946.81	\$0.01	TOTAL CITY TAX
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$4,900	\$0.01	\$2.1053	\$103.16	\$0.00	P17
\$154,400	\$0.29	\$2.1053	\$3,250.58	\$0.01	P19
\$159,300	\$0.30	\$2.1053	\$3,353.74	\$0.01	TOTAL COUNTY TAX
TOTAL PROPERTY TAX			\$6,300.55	\$0.01	

COMMUNICATIONS TOWER LEASE EXTENDS WITH RENEWALS TO OCTOBER, 2034
ANNUAL RENT CURRENTLY \$ 16,391 ANNUALLY, \$ 1,366 MONTHLY
ABILITY TO EXTEND TERM OR CAPITALIZE THE LEASE



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VIEW EAST OF PROPERTY FROM WEST SIDE OF DUPONT HWY



VIEW OF LEASED COMMUNICATIONS TOWER

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