



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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KAUFFMAN WAREHOUSE PROPERTY
40 RIDGELY STREET, DOVER, KENT COUNTY, DELA 19904



LEASE PRICE \$ 3.75 PER SQUARE FOOT NET * \$57,600 Per Year, \$4,800 Per Month
24 - FOOT CEILINGS

PRICING \$2.00 \$30,720.00 Per Year \$2,560.00 Per Month

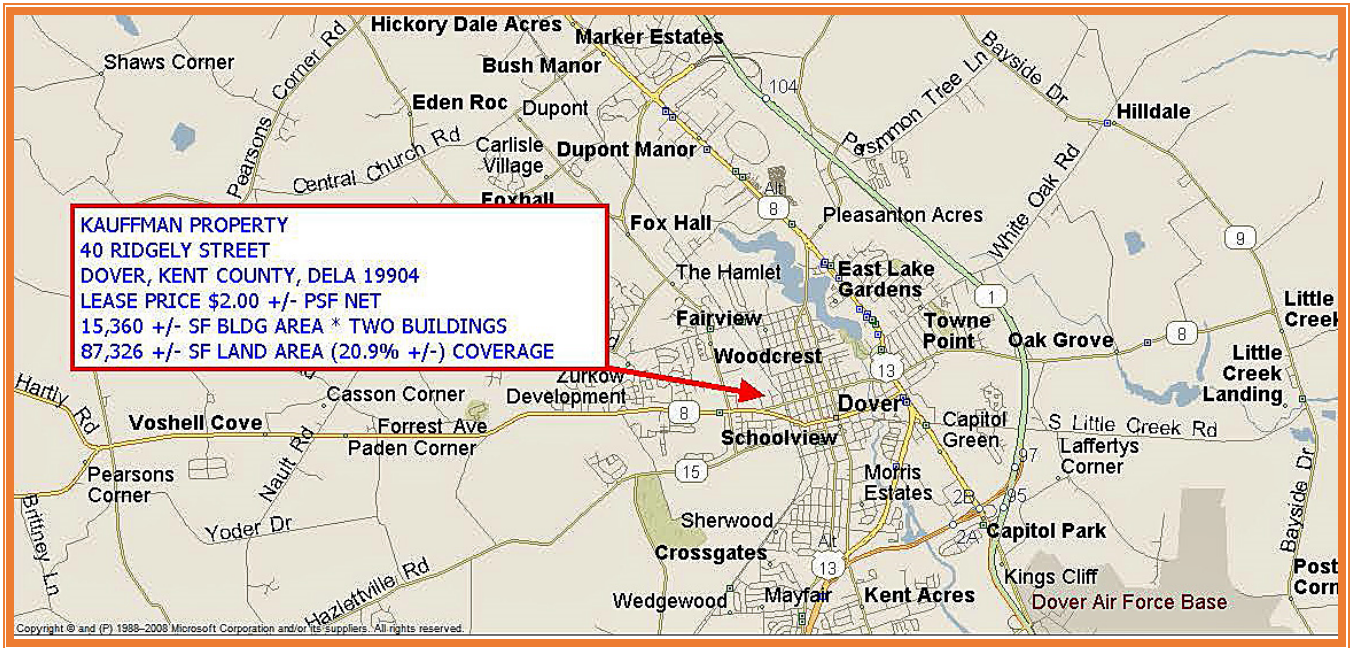
Tax Map Identification ED05-076.08-01-26.01

Deed Reference D7839 - 74

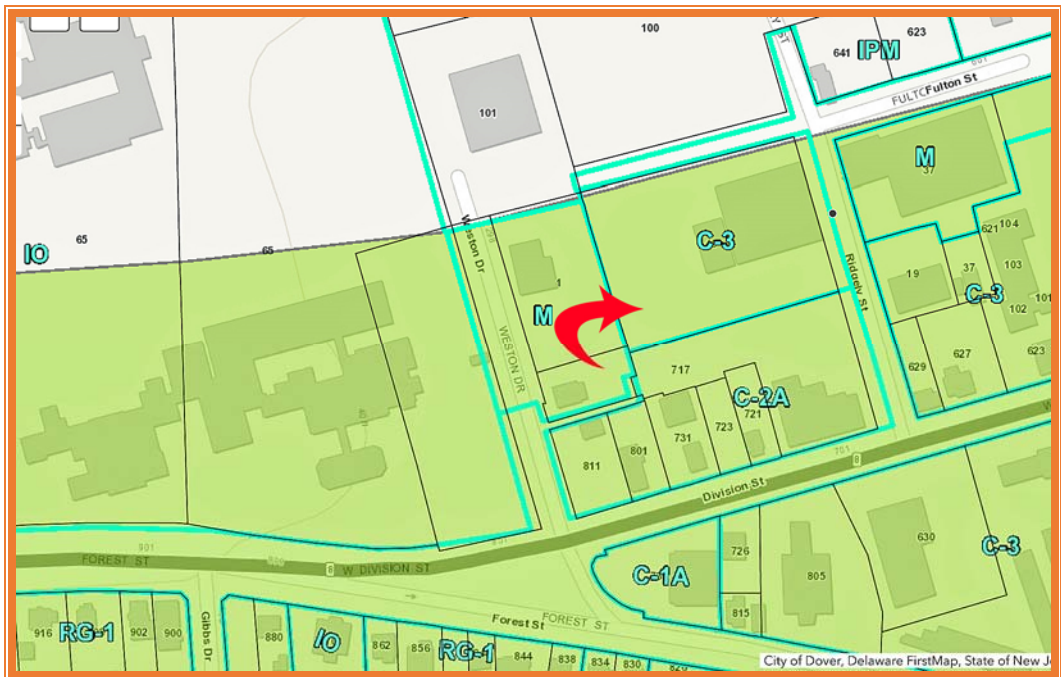
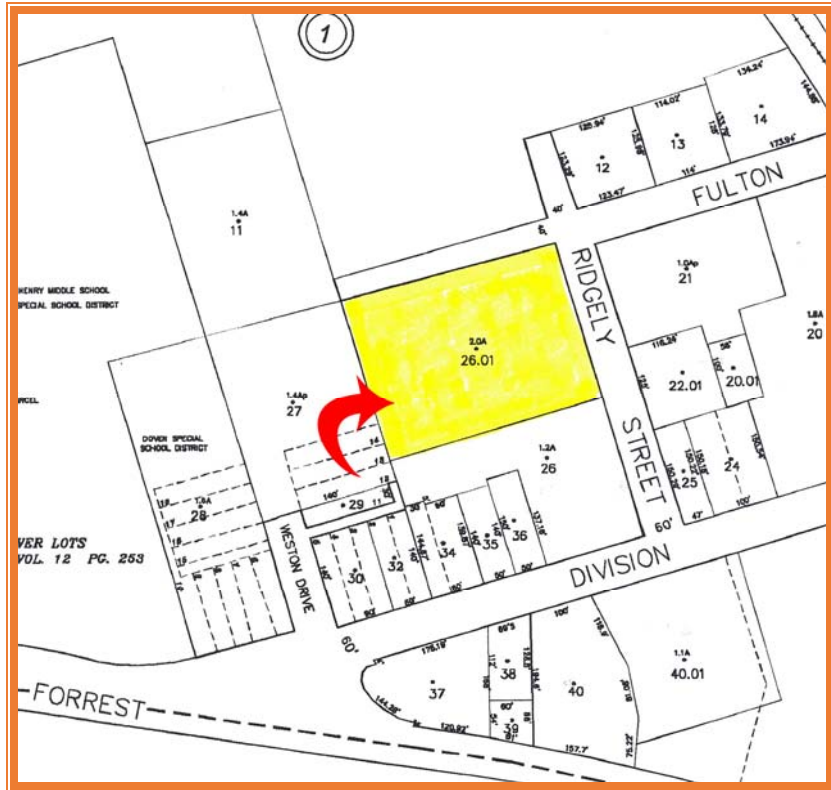
Zoning C-3, SERVICE COMMERCIAL ZONE, CITY OF DOVER

Land Area		87,326	sq ft +/-	2.0047	acre
Frontage	242.26	ft +/-			
Depth	352.60	ft +/-			
Bldg Area (sq ft)	18,240	sq ft +/-			
40 RIDGELY		15,360	sq ft +/-	84.21%	
60 RIDGELY		2,880	sq ft +/-	15.79%	
Coverage Ratio		20.89%			
City Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft
\$506,700	\$27.78	\$0.405	\$2,052.14	\$0.11	PROPERTY
\$506,700	\$27.78	\$0.000	\$0.00	\$0.00	BID II
\$506,700	\$27.78	\$0.405	\$2,052.14	\$0.11	TOTAL
County Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft
\$99,200	\$5.44	\$2.2464	\$2,228.43	\$0.12	
TOTAL PROPERTY TAX			\$4,280.56	\$0.23	

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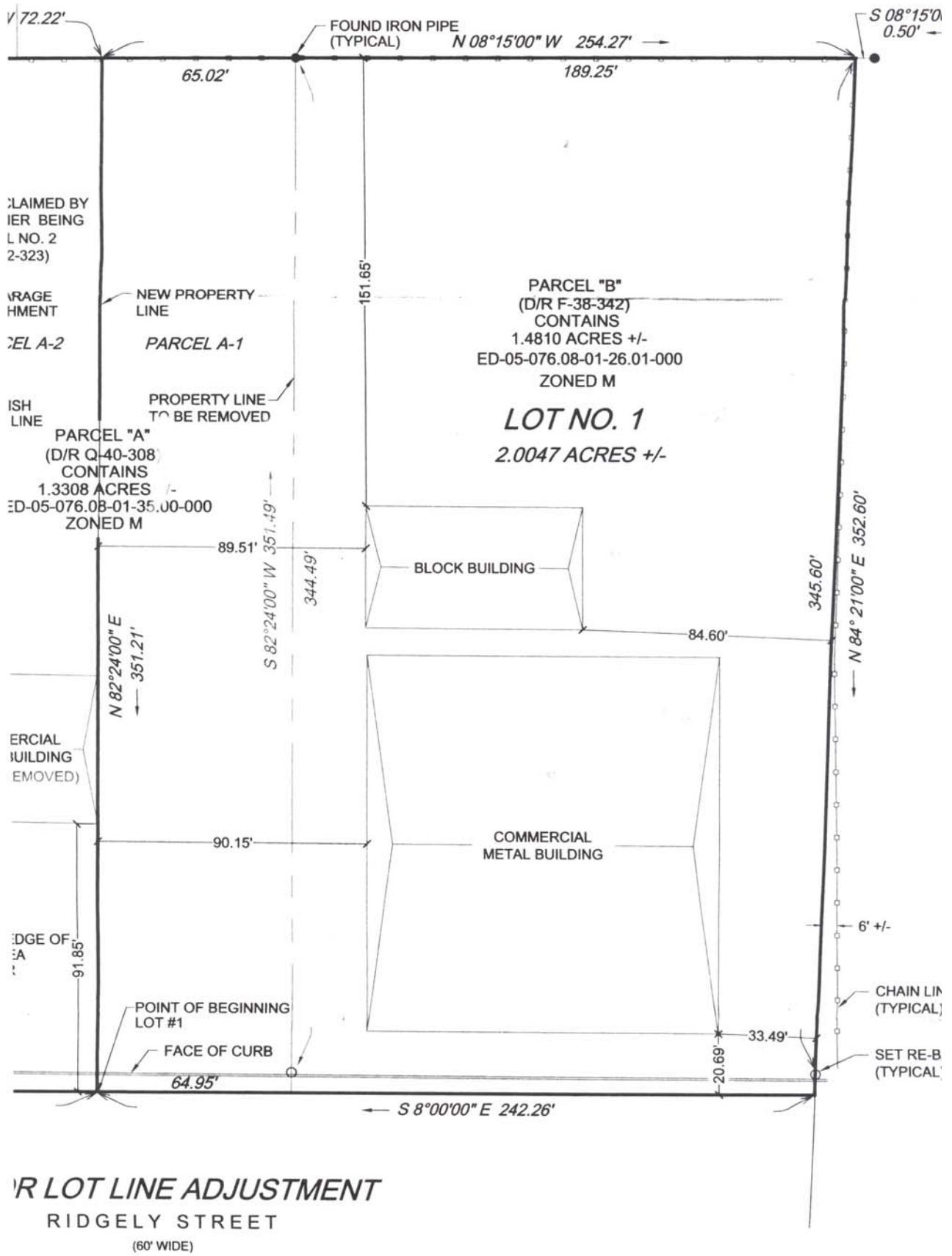
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