



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

WALSH WALKER ROAD OFFICE PROPERTY
725 WALKER ROAD, DOVER, KENT COUNTY, DELAWARE 19904
FILE #221356 * MLS # DEKT247010



\$ 712,000 * \$ 150+/- PER SQUARE FOOT BLDG AREA



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Tax Map Identification ED05 - 067.15 - 05 - 3400 - 00001

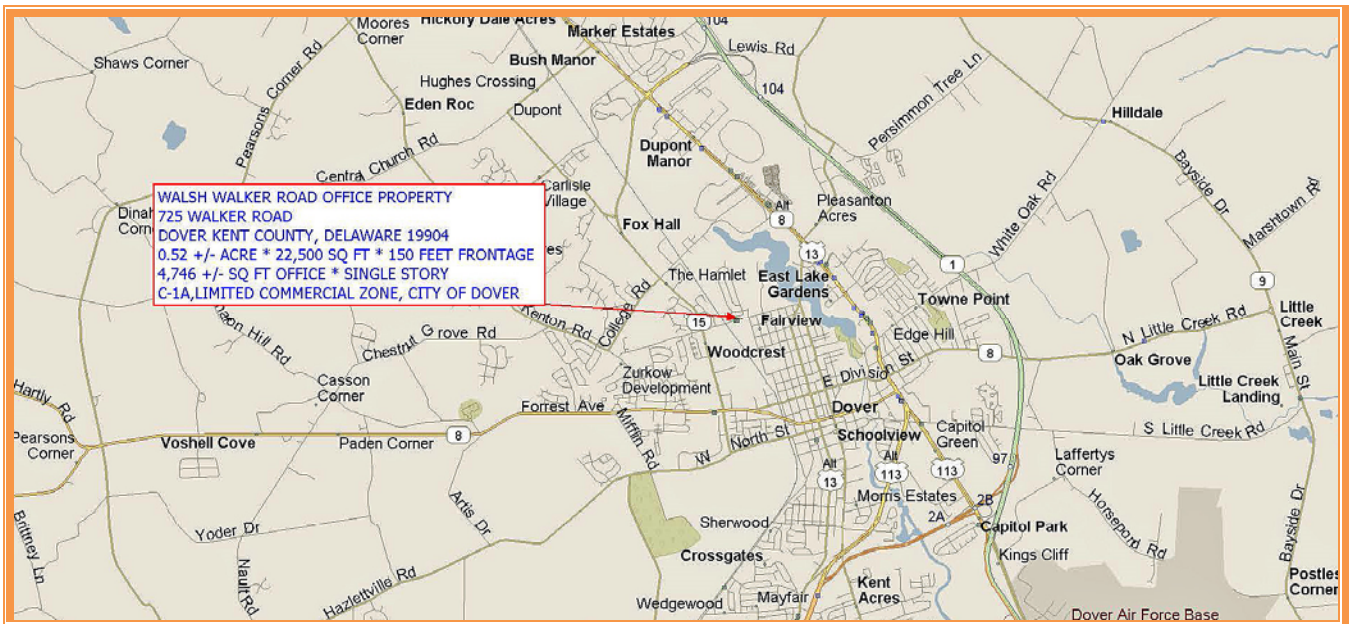
Deed Reference D7114 - 088

Zoning C-1A, LIMITED COMMERCIAL ZONE, CITY OF DOVER

Census Tract 433

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

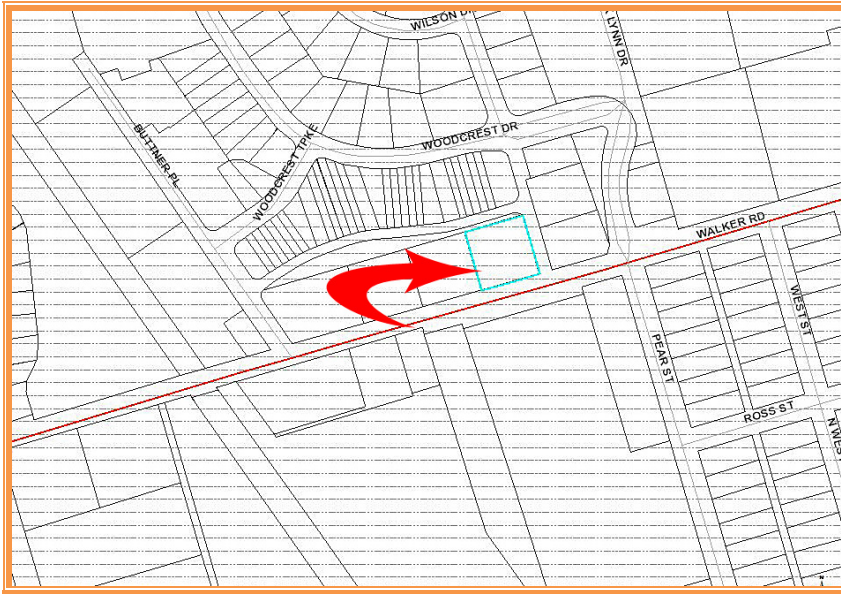
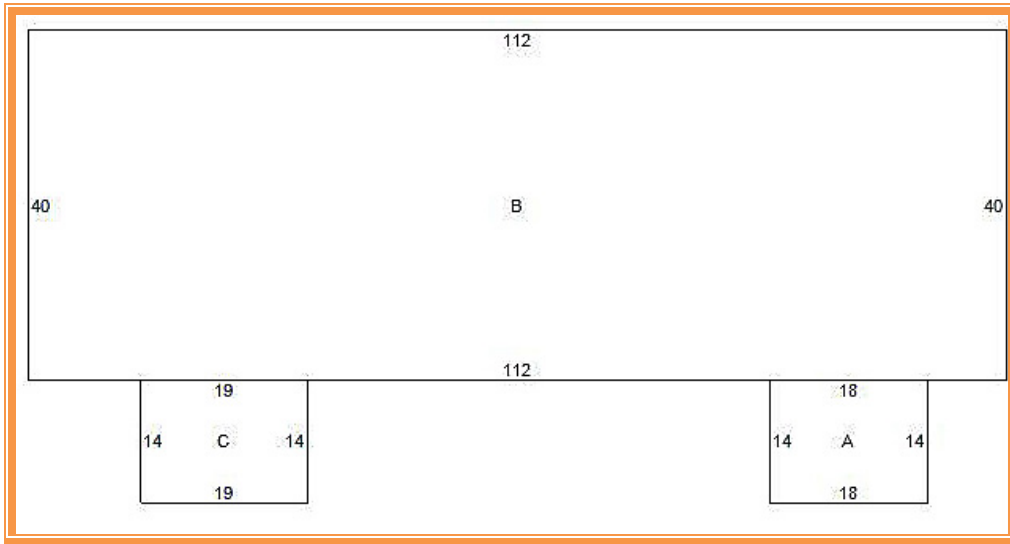
Land Area		22,500	sq ft +/-	0.517	acre
Frontage	150.00	ft +/-			
Depth	150.00	ft +/-			
Bldg Area (sq ft)		4,746	sq ft +/-		
Coverage Ratio		21.09%			
Parking Spaces		25			
Parking Ratio		1.58	per 300 sf		
City Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft
\$553,300		\$116.58	\$0.440	\$2,434.52	\$0.51
County Tax Assessment		Per Sq Ft	Rate	Tax	Per Sq Ft
\$172,200		\$36.28	\$2.6475	\$4,559.00	\$0.96
TOTAL PROPERTY TAX				\$6,993.52	\$1.47



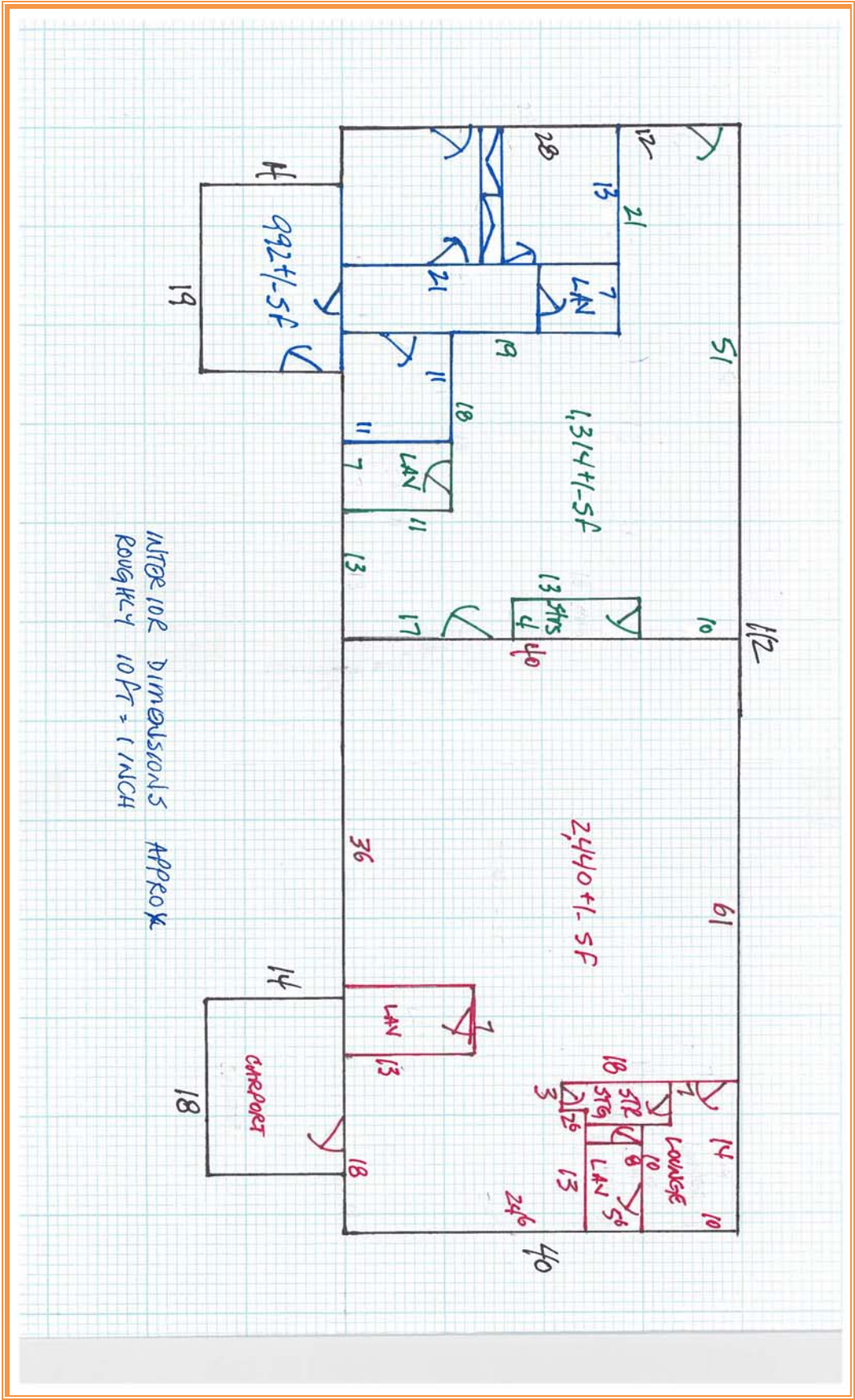
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