



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

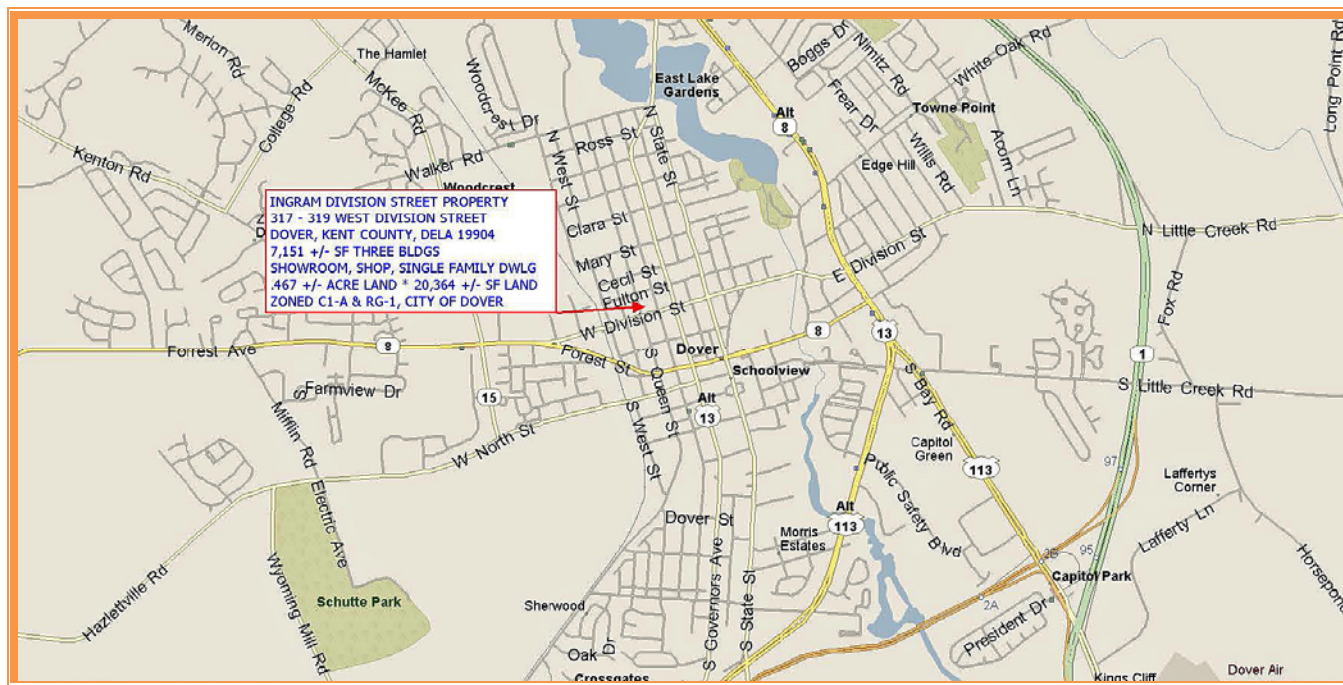
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

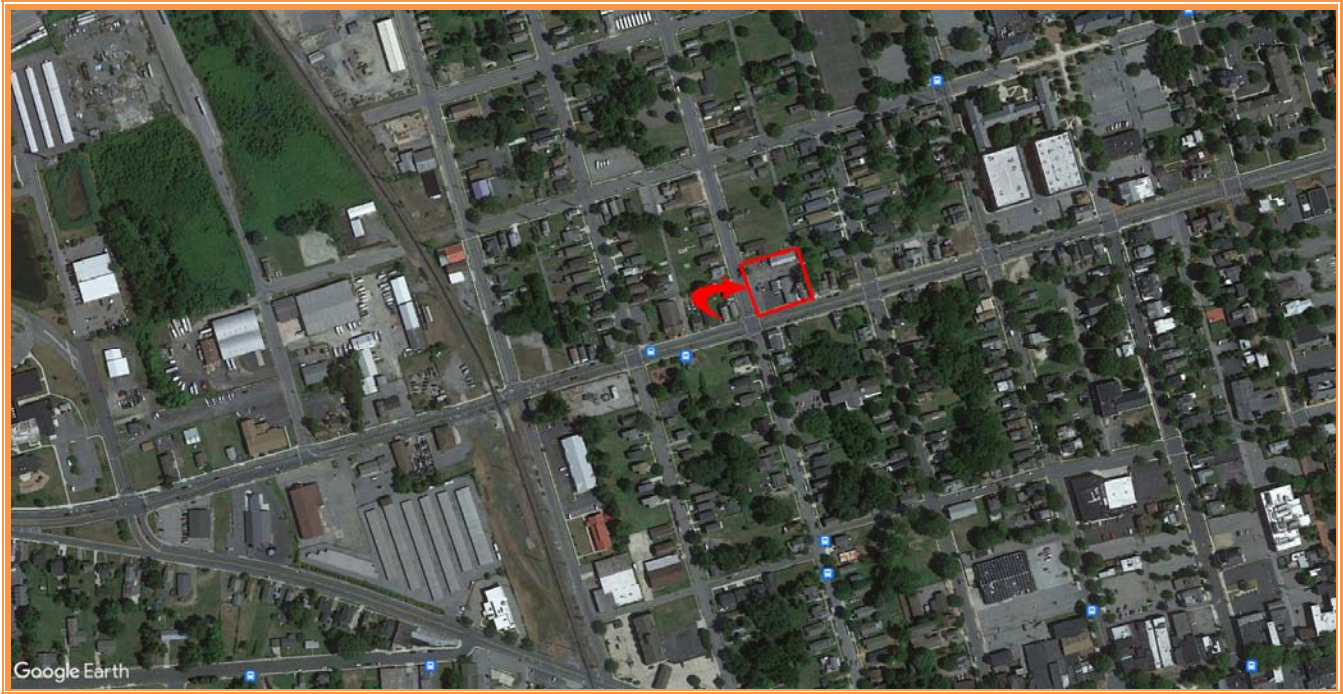
INGRAM DIVISION STREET PROPERTY
317-325 W DIVISION ST, DOVER, KENT COUNTY, DELA 19904
FILE #223378 * MLS # DEKT2021456



\$460,000 * \$64 +/- PER SQ FT OVERALL BLDG AREA



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Tax Map Identification ED05 - 07608 - 05 - 0300 - 00001 P03
 ED05 - 07608 - 05 - 0200 - 00001 P02
 ED05 - 07608 - 05 - 0100 - 00001 P01
 ED05 - 07608 - 05 - 0400 - 00001 P04

Deed Reference K - 27 - 494 P03
 D18176 - 136 P02
 D18176 - 136 P01
 K - 27 - 494 P04

Zoning C-1A, LIMITED COMMERCIAL ZONE, CITY OF DOVER
 C-1A, LIMITED COMMERCIAL ZONE, CITY OF DOVER
 C-1A, LIMITED COMMERCIAL ZONE, CITY OF DOVER
 C-3, SERVICE COMMERCIAL ZONE, CITY OF DOVER

Census Tract 433

Flood Hazard Map 10001C0167H; ZONE X, MAY 5, 2003

Land Area 20,364 sq ft +/- 0.467 acre +/-
Frontage 285.83 lf +/-
Depth 139.50 lf +/-

Bldg Area (sq ft) 7,151 sq ft +/-
Single Family Dwelling P03 1,766 sq ft +/-
Showroom/Shop P02 3,374 sq ft +/-
Shop P04 2,011 sq ft +/-

Coverage Ratio 35.12%

Parking Spaces 20

Parking Ratio 2.80 per 1000 sq ft +/-

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft		
\$93,100	\$52.70	\$0.415	\$386.37	\$0.22	Bldg	P03
\$161,600	\$47.90	\$0.415	\$670.64	\$0.20	Bldg	P02
\$234,900	\$32.85	\$0.415	\$974.84	\$0.14	Land	P01
\$89,100	\$44.31	\$0.415	\$369.77	\$0.18	Bldg	P04
\$578,700	\$80.92	\$0.415	\$2,401.61	\$0.34	Bldg	

County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft		
\$17,800	\$10.08	\$2.8460	\$506.59	\$0.29	Bldg	P03
\$50,500	\$14.97	\$2.846	\$1,437.23	\$0.43	Bldg	P02
\$8,900	\$1.24	\$2.846	\$253.29	\$0.04	Land	P01
\$21,600	\$10.74	\$2.846	\$614.74	\$0.31	Bldg	P04
\$98,800	\$13.82	\$2.846	\$2,811.85	\$0.39	Bldg	

TOTAL PROPERTY TAX \$5,213.45 \$0.73 Bldg

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