



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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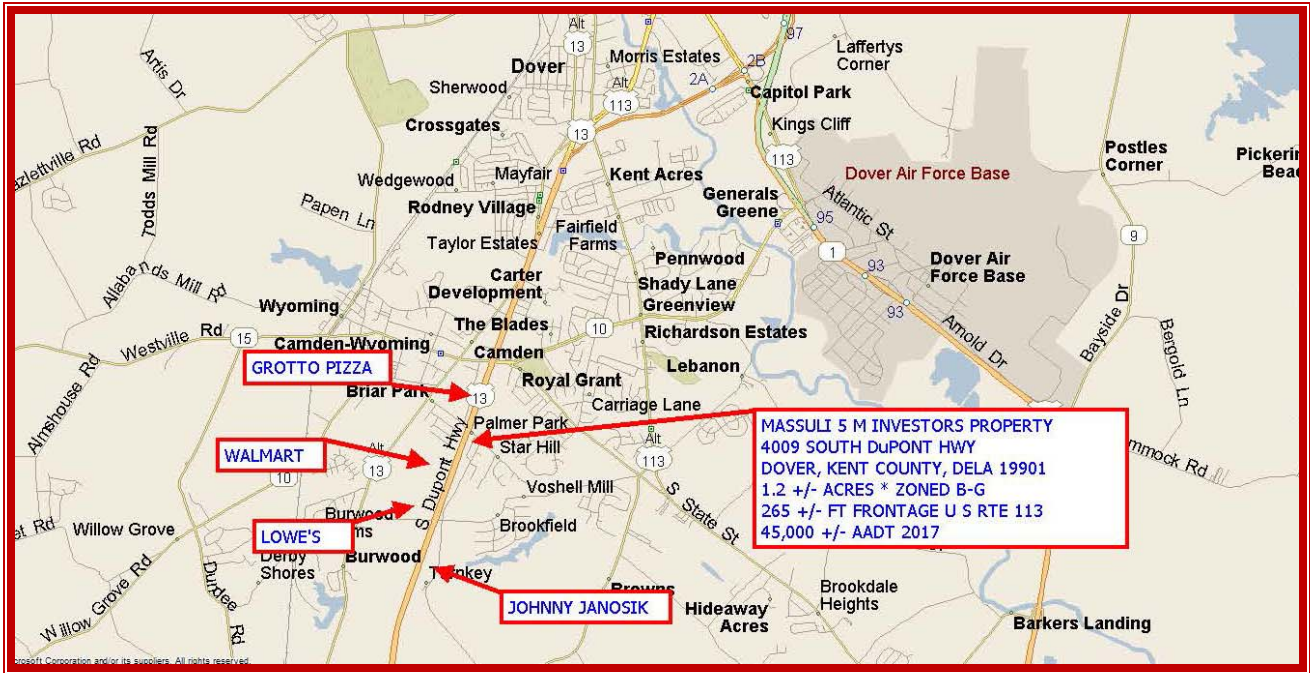
MASSULI 5 M INVESTORS PROPERTY
4009 SOUTH DUPONT HWY, DOVER, KENT COUNTY, DELA 19901
OFFICE FILE # : 212158 * MLS # : 7271371



SALE PRICE \$ 495,000 * \$ 9.50 +/- PER SQUARE FOOT * \$412,500 +/- PER ACRE

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2017 AADT	Year Last Counted	Traffic Group
K 16	DEL. 8, N. LITTLE CR	2.86	END DOVER LIMITS	1136	15	6
K 16	DEL. 8, N. LITTLE CR	4.29	S. LITTLE CREEK LIMI	862	15	6
K 16	MAIN ST., LITTLE CRE	4.35	DEL. 9, RD. 15	2191	15	6
K 16	MAIN ST., LITTLE CRE	5.17	END. LITTLE RIVER	2047	15	6
K 17	DEL. 9, BAYSIDE DR.		U.S. 113, RD. 7			
K 17	DEL. 9, BAYSIDE DR.	0.16	S.E. DOVER LIMITS	1707	10	6
K 17	DEL. 9, BAYSIDE DR.	0.63	S.E. DOVER LIMITS	3403	15	6
K 17	DEL. 9, BAYSIDE DR.	4.17	S. LITTLE CREEK LIMI	1551	15	6
K 23	FOREST ST., DOVER		DEL. 8, DIVISION ST.			
K 23	FOREST ST., DOVER	0.32	WEST ST.	9662	13	2
K 23	FOREST ST., DOVER	0.43	W. LOOCKERMAN ST.	10053	15	2
K 23	W. LOOCKERMAN ST., D	0.62	U. S. 13A, GOVERNORS	9049	12	2
K 23	E. LOOCKERMAN ST., D	0.76	STATE ST. RD 27	8205	17	2
K 23	E. LOOCKERMAN ST., D	0.94	LEGISLATIVE AVE.	11203	12	2
K 23	E. LOOCKERMAN ST., D	1.38	U. S. 13, RD. 7	7909	13	2
K 23A	HUNN RD., DOVER		S. LITTLE CREEK RD.			
K 23A	HUNN RD., DOVER	0.35	LOOCKERMAN ST.	176	15	3
K 24	U.S. 13, S. DUPONT H		CANTERBURY RD., RD.			
K 24	US. 13, S. DUPONT HW	4.67	S. CAMDEN LIMITS	32652	12	2
K 24	US. 13, S. DUPONT HW	4.83	DEL. 10, CAMDEN-WYOM	44991	12	2
K 24	US. 13, S. DUPONT HW	4.96	N. CAMDEN LIMITS	46889	14	2
K 24	US. 13, S. DUPONT HW	5.24	CABOOSE RD., RD. 4A	45736	14	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.
PAGE 1 OF 6 PAGES



Tax Map Identification NM - 094.15 - 04 - 16.00

Deed Reference D5696 - 184

Zoning B-G, GENERAL BUSINESS, KENT COUNTY

Floor Rate Insurance Map 10001C0231H, Zone X, May 5, 2003

Census Tract 417.02

Land Area 52,272 sq ft +/- 1.200 acres

Frontage 265.55 feet +/-

Depth 228.97 feet +/-

Total City Tax

Assessment

\$0

Per Sq Ft

\$0.00

Rate

\$0.0000

Tax

\$0.00

Per Sq Ft

\$0.00

Total County Tax

Assessment

\$43,600

Per Sq Ft

\$0.83

Rate

\$1.8941

Tax

\$825.83

Per Sq Ft

\$0.02

TOTAL PROPERTY TAX

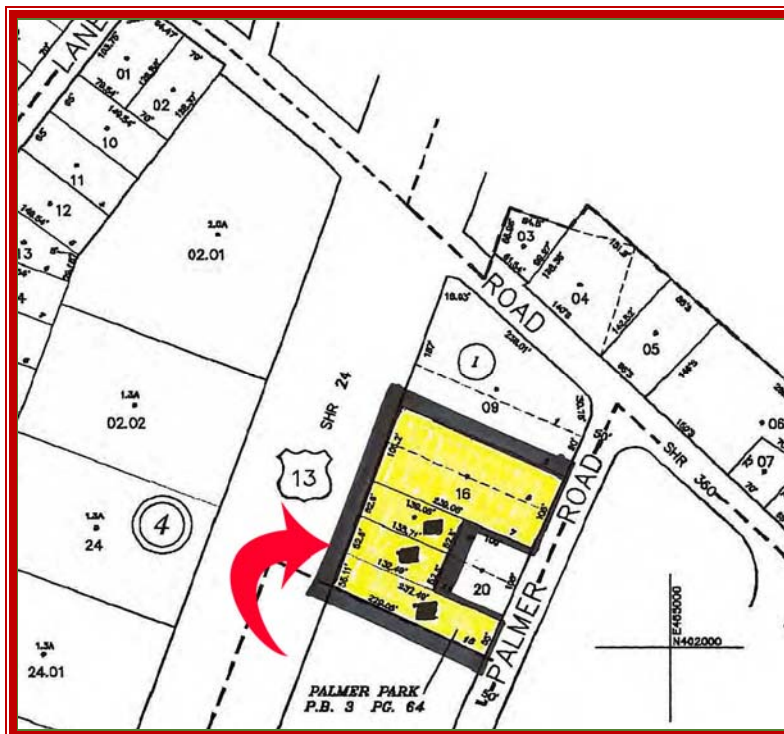
\$825.83

\$0.02

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PAGE 2 OF 6 PAGES



MASSULI 5 M INVESTORS PROPERTY FRONTING THE EAST SIDE OF U S ROUTE 13 SOUTH DuPONT HIGHWAY, A SHORT DISTANCE SOUTH OF VOSHELL MILL ROAD



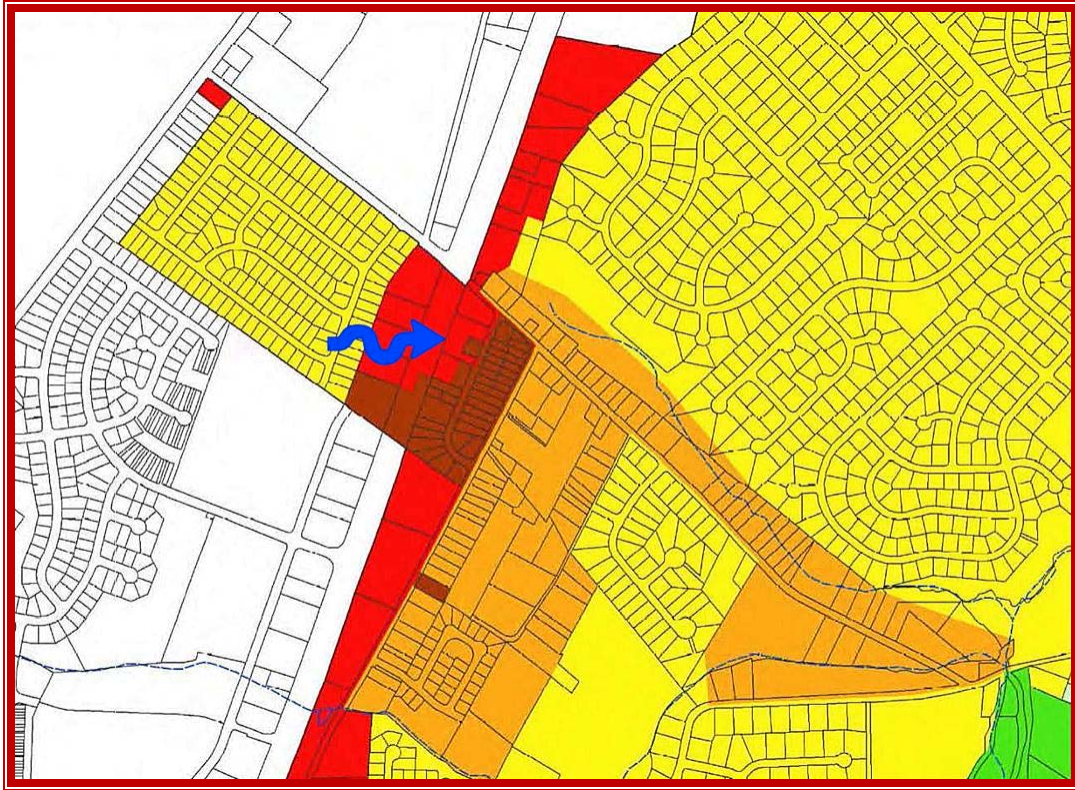
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PAGE 3 OF 6 PAGES



MASSULI 5 M INVESTORS PROPERTY VIEW OF SHARED ENTRANCE WITH WAFFLE HOUSE; PROPERTY ALSO FRONTS PALMER ROAD AT EAST



MASSULI 5 M INVESTORS PROPERTY VIEW OF SHARED ENTRANCE WITH WAFFLE HOUSE; EASEMENT PROVIDES ACCESS TO STAR HILL ROAD

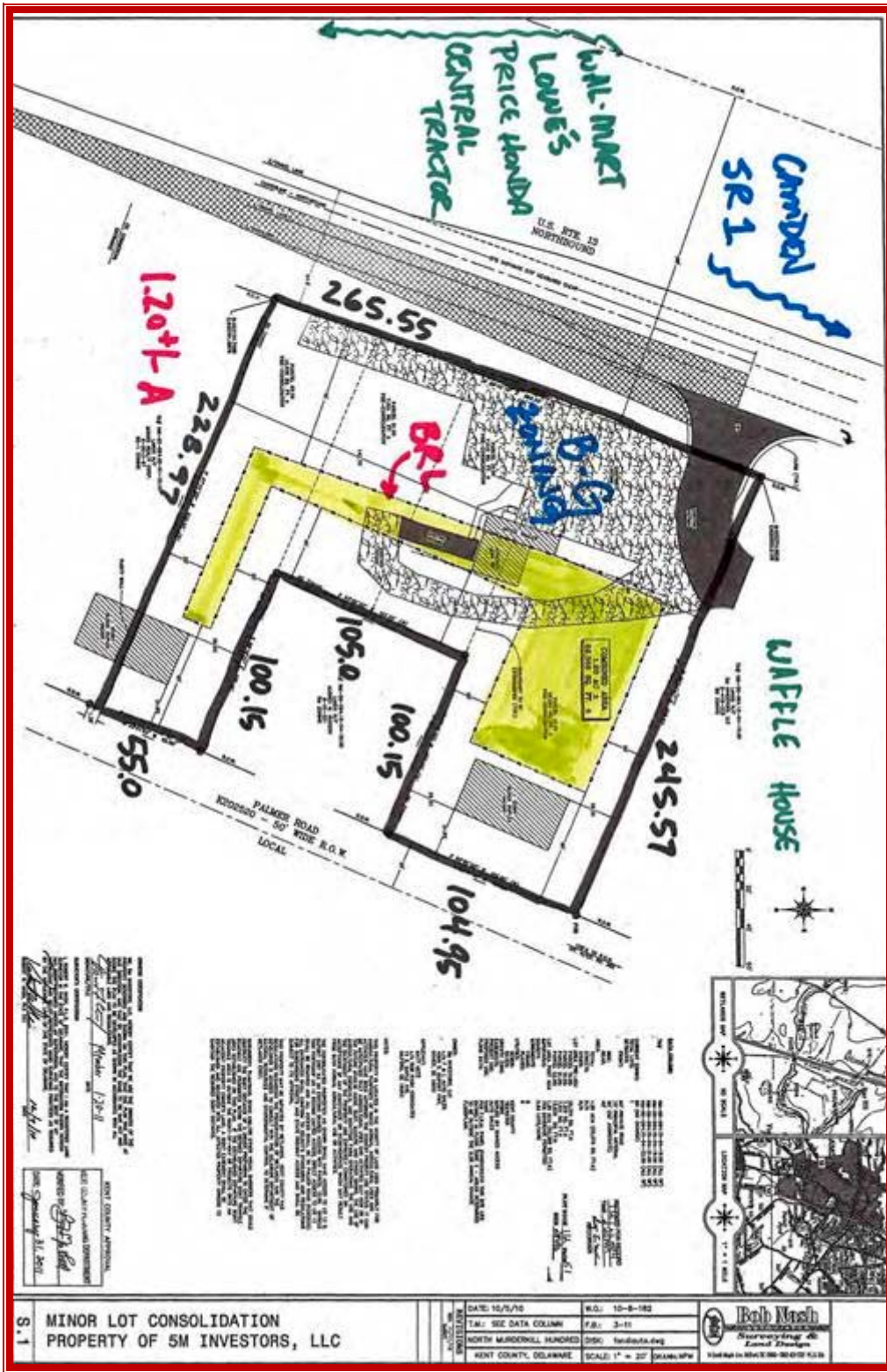


MASSULI 5 M INVESTORS PROPERTY KENT COUNTY ZONING MAP
PROPERTY IS ZONED B-G, GENERAL BUSINESS IN KENT COUNTY JURISDICTION



MASSULI 5 M INVESTORS PROPERTY VIEW LOOKING NORTH
ALONG ROUTE 13 FRONTAGE TOWARDS CAMDEN

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PAGE 5 OF 6 PAGES



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