



555 East Loockerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

KOBIALKA WALKER SQUARE OFFICE PROPERTY  
874 WALKER SQUARE UNITS D-1 & D-2 \* SECOND FLOOR \* 1,850 +/- SQ FT  
OFFICE FILE # 213187 \* MLS # 6250757



**LIST PRICE** \$149,500

**Price Per Square Foot** \$81

**Tax Map Identification** ED05 - 067.19 - 02 - 0213

**Deed Reference** D104 - 073

**Zoning** CPO, Central Professional Office, City Of Dover

**Office Bldg Area (sq ft)** 1,850

**Condo Fees** \$480 *Per Quarter*

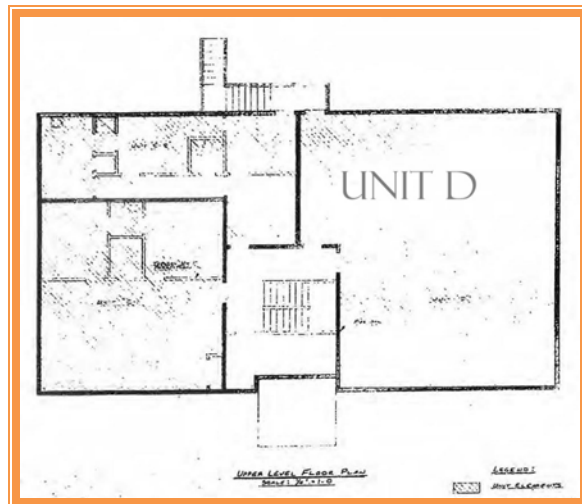
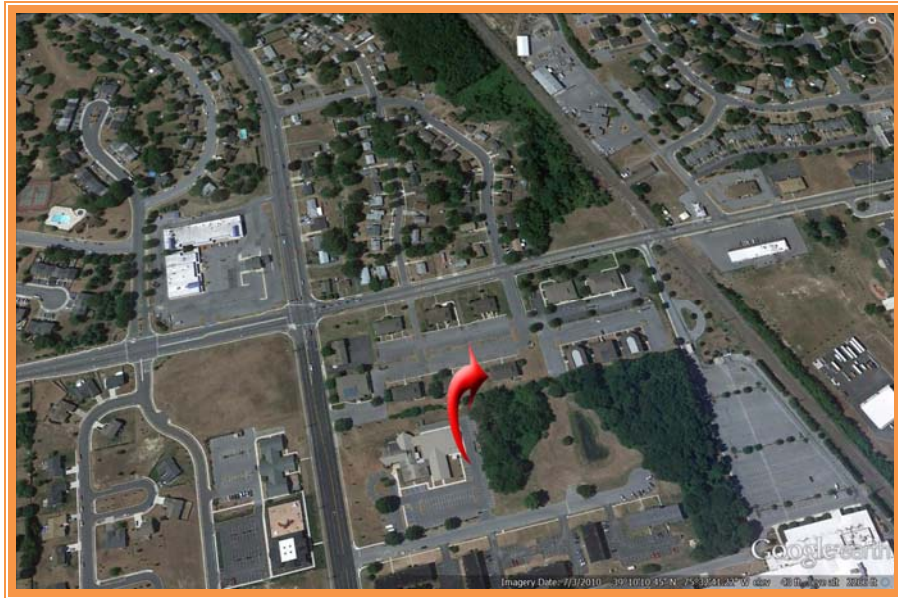
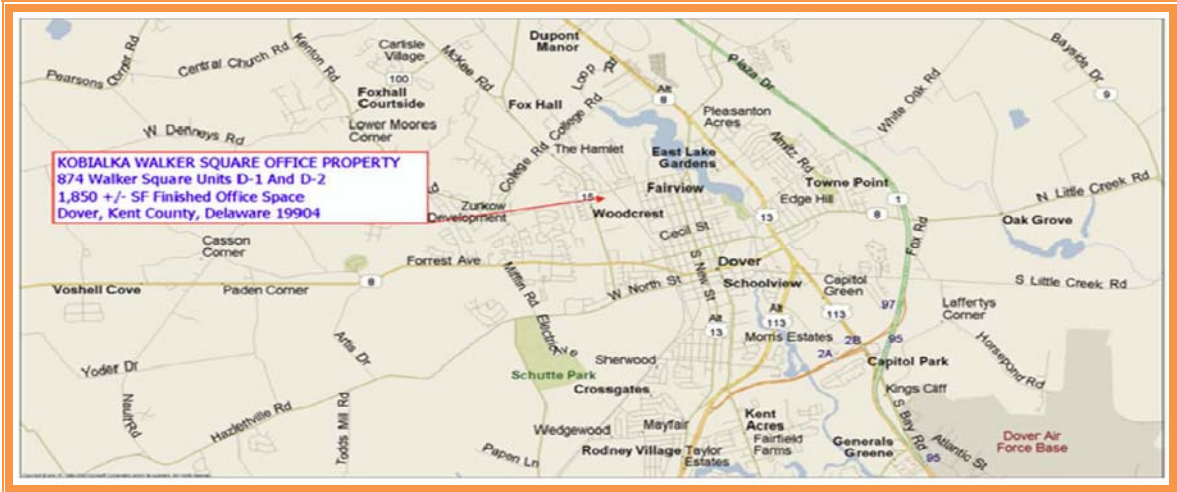
*INCLUDES INSURANCE, COMMON MAINTENANCE, COMMON UTILITIES*

<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$174,900	\$94.54	\$0.3378	\$590.81	\$0.32

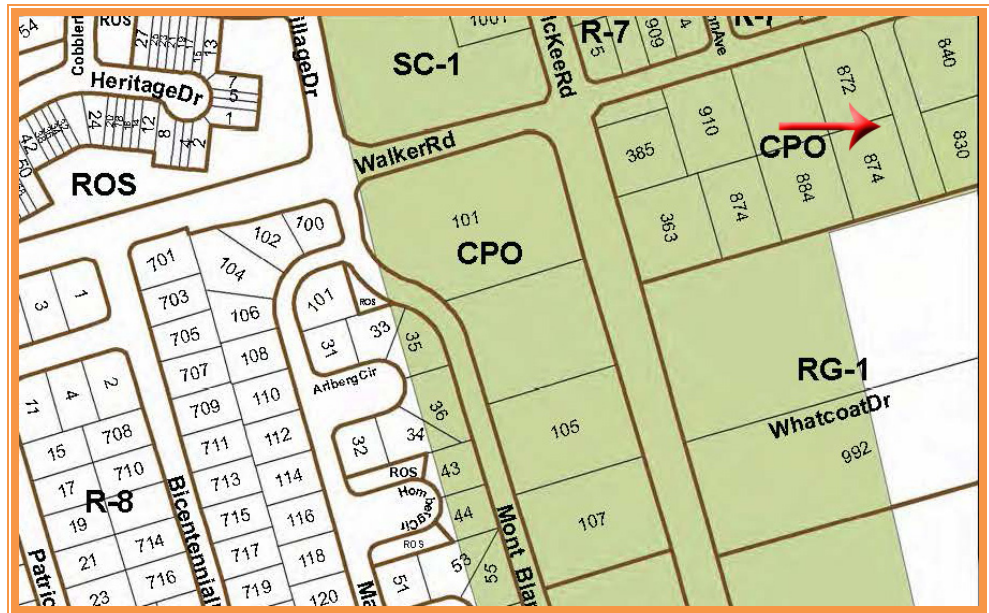
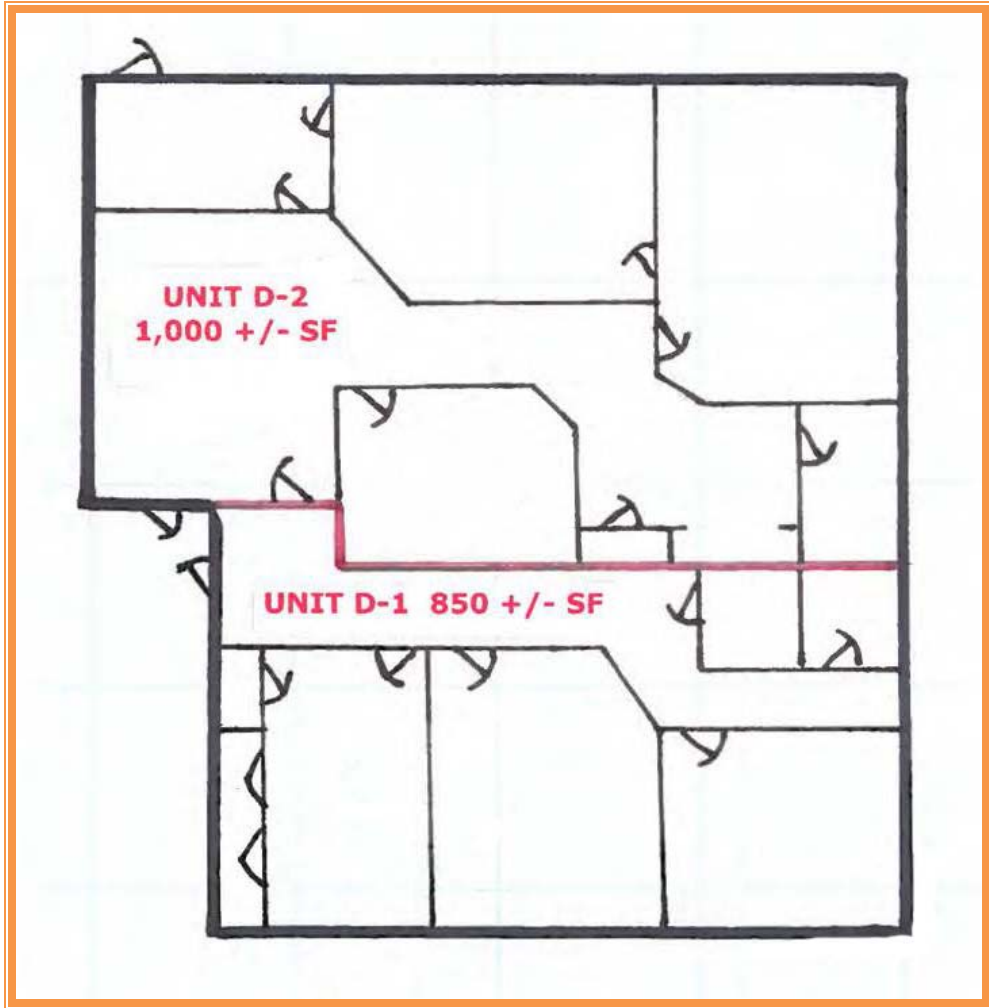
<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$52,400	\$28.32	\$2.3462	\$1,229.41	\$0.66

**TOTAL PROPERTY TAX** \$1,820.22 \$0.98

**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**

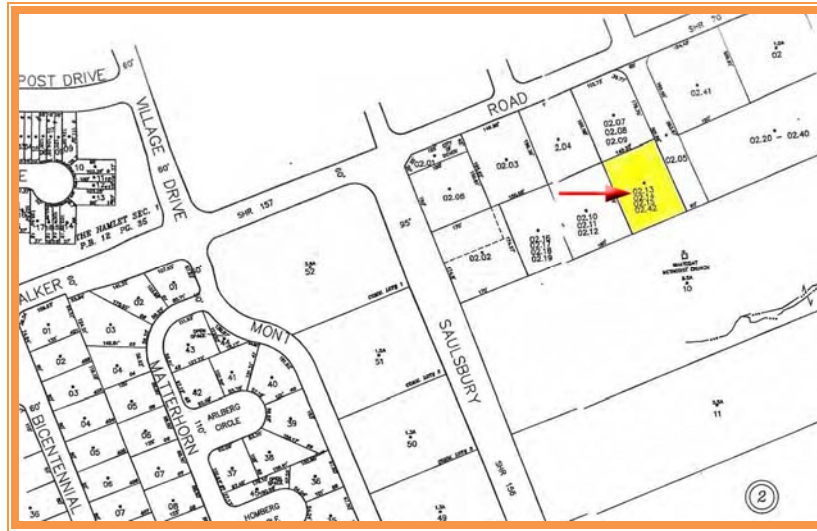


**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.  
 ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.  
 PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.  
 LISTING BROKERAGE REPRESENTS SELLER \* PAGE 2 OF 6 PAGES**



**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 3 OF 6 PAGES**





Interior Entry To Unit D  
 Unit D-2 Is On Left  
 Unit D-1 Is Straight Off  
 Hallway

Interior Of Unit D-2  
 From Front Reception Area  
 To Rear Of Office Area.



**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 4 OF 6 PAGES**

This Photo Shows Unit D-2 Kitchen Area, Storage Area On Right, And Lavatory On Left.



This Photo Shows Unit D-2 To Rear Door, And Storage Area Behind Front Reception Area.



This Photo Shows Unit D-1 Through The Interior Hallway From Front Door To Rear Of Unit.

**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 5 OF 6 PAGES**



This Photo Shows Unit D-1 Interior Office Space.



This Photo Shows Unit D-1 Interior Office Space, Which Is Rented For \$850 Per Month Plus Utilities.

This Photo Shows Unit D-1 Lavatory, Which Is Identical To Unit D-2 Lavatory.



**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 6 OF 6 PAGES**