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Dover, Delaware 19901

McGinnis Commercial Real Estate

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ELLINGSWORTH WEBBS LANE PROPERTY
419 – 423 WEBBS LANE * DOVER, KENT COUNTY, DELAWARE 19904
OFFICE FILE # 201117 * MLS # 5949748



SALE PRICE \$ 395,000 * \$ 68 +/- PER SQUARE FOOT BLDG AREA

PARCEL 11

| | | | | | |
|----------------------------|----------------|--------|--------|------|--------|
| ED05 - 085.11 - 01 - 11.00 | 423 WEBBS LANE | 1,065 | SF +/- | BLDG | OFFICE |
| | | 12,697 | SF +/- | LAND | |
| | | 68 | FF +/- | LAND | |

PARCEL 12

| | | | | | |
|----------------------------|----------------|--------|--------|------|-------------|
| ED05 - 085.11 - 01 - 12.00 | 419 WEBBS LANE | 3,229 | SF +/- | BLDG | SHOP/OFFICE |
| ED05 - 085.11 - 01 - 12.00 | 421 WEBBS LANE | 1,495 | SF +/- | BLDG | OFFICE |
| | | 61,274 | SF +/- | LAND | |
| | | 215 | FF +/- | LAND | |

PROPERTY CAN BE SUBDIVIDED

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Tax Map Identification ED05 - 085.11 - 01 - 11.00
 ED00 - 085.11 - 01 - 12.00

Deed Reference D3495 - 213

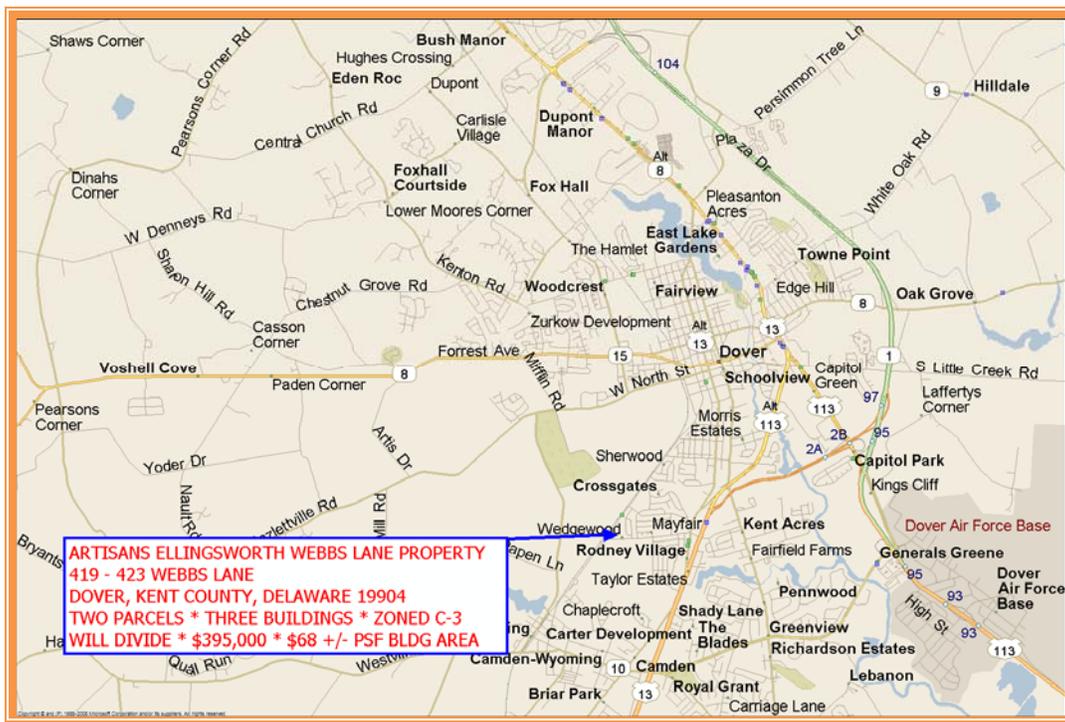
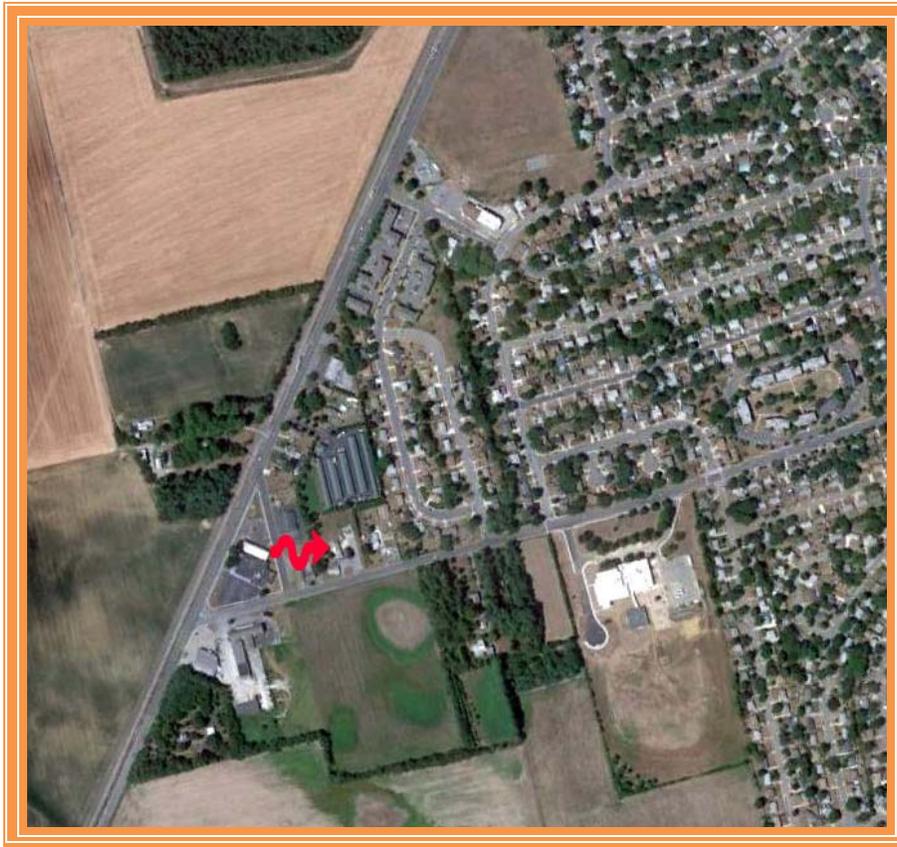
Zoning C - 3, SERVICE COMMERCIAL, CITY OF DOVER

Census Tract 415

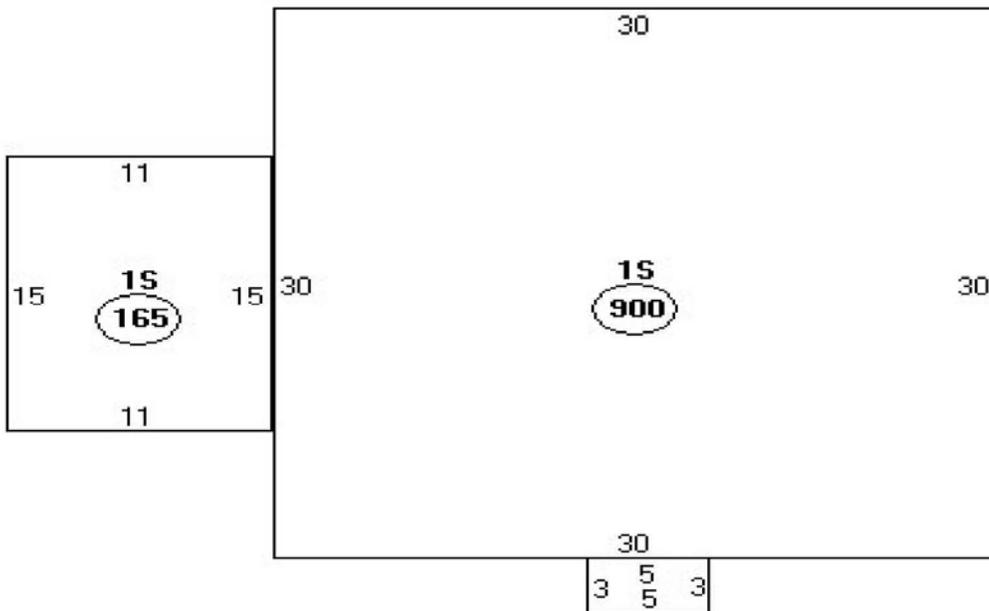
Flood Hazard Map 10001C0168H; May 5, 2003; Zone X

| | | | | | |
|--|------------------|-------------|------------|------------------|--------------------|
| Land Area, PARCEL 11 | | 12,697 | sq ft +/- | 0.291 | acre |
| Frontage | 67.98 | ft +/- | | | |
| Depth | 185.25 | ft +/- | | | |
| Land Area, PARCEL 12 | | 61,275 | sq ft +/- | 1.407 | acre |
| Frontage | 215.00 | ft +/- | | | |
| Depth | 285.00 | ft +/- | | | |
| Land Area, TOTAL AREA | | 73,972 | sq ft +/- | 1.698 | acre |
| Frontage | 282.98 | ft +/- | | | |
| Depth | 285.00 | ft +/- | | | |
| Bldg Area (sq ft) * 423 WEBBS LANE | 1,065 | sq ft +/- | | | |
| Bldg Area (sq ft) * 421 WEBBS LANE | 1,495 | sq ft +/- | | | |
| Bldg Area (sq ft) * 419 WEBBS LANE | 3,229 | sq ft +/- | 100.00% | | |
| SHOP | 2,080 | sq ft +/- | 64.42% | | |
| OFFICE | 1,149 | sq ft +/- | 35.58% | | |
| Bldg Area (sq ft) * TOTAL BLDG AREA | | 5,789 | sq ft +/- | | |
| Coverage Ratio | | 7.83% | | | |
| Parking Spaces | | 32 | | | |
| Parking Ratio | | 1.66 | per 300 sf | | |
| City Tax | | | | | |
| Assessment | Per Sq Ft | Rate | Tax | Per Sq Ft | |
| \$135,300 | \$23.37 | \$0.338 | \$457.04 | \$0.08 | P11 |
| \$355,000 | \$61.32 | \$0.338 | \$1,199.19 | \$0.21 | P12 |
| \$490,300 | \$84.70 | | \$1,656.23 | \$0.29 | Total City Tax |
| County Tax | | | | | |
| Assessment | Per Sq Ft | Rate | Tax | Per Sq Ft | |
| \$26,700 | \$4.61 | \$1.6424 | \$438.52 | \$0.08 | P11 |
| \$79,600 | \$13.75 | \$1.6424 | \$1,307.35 | \$0.23 | P12 |
| \$106,300 | \$18.36 | \$1.6424 | \$1,745.87 | \$0.30 | Total County Tax |
| TOTAL PROPERTY TAX | | | \$3,402.10 | \$0.59 | TOTAL PROPERTY TAX |

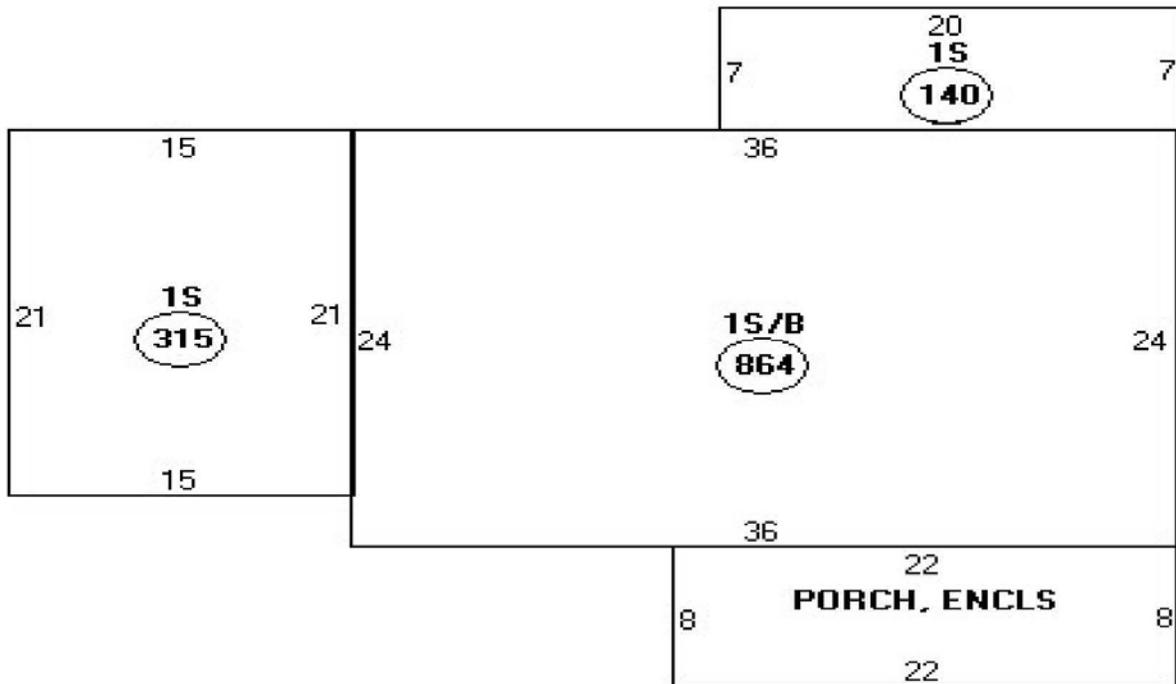
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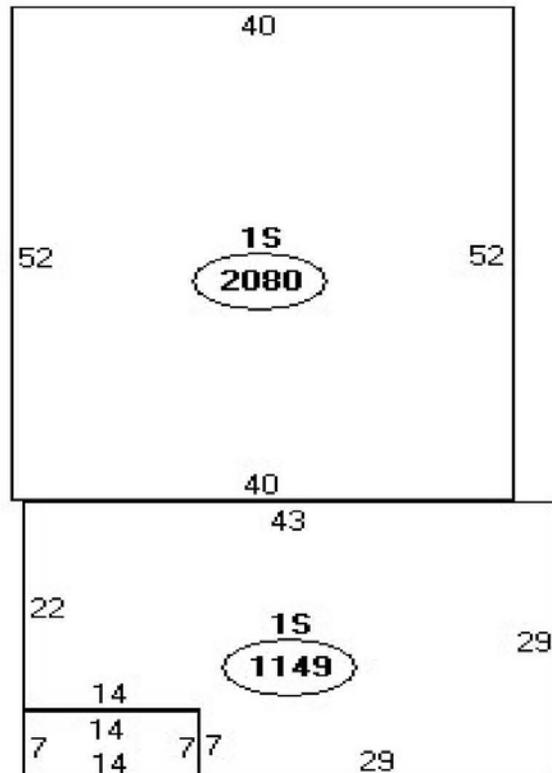
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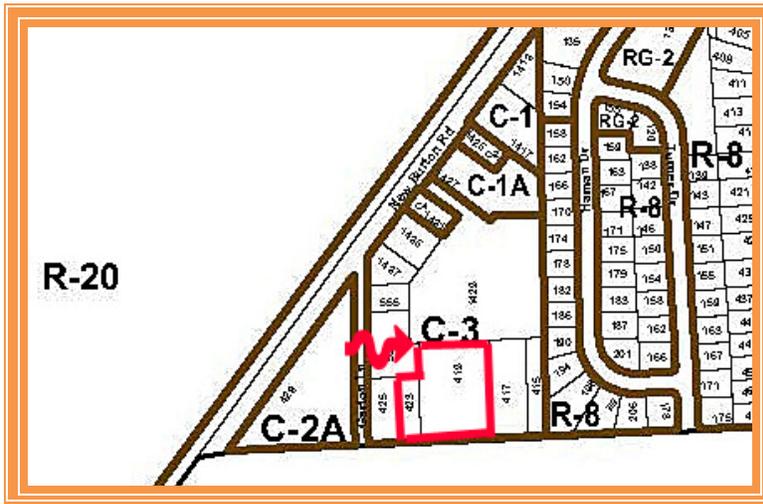
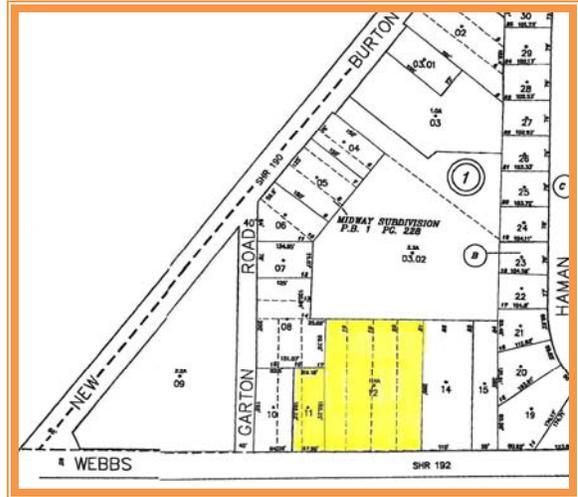
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