



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

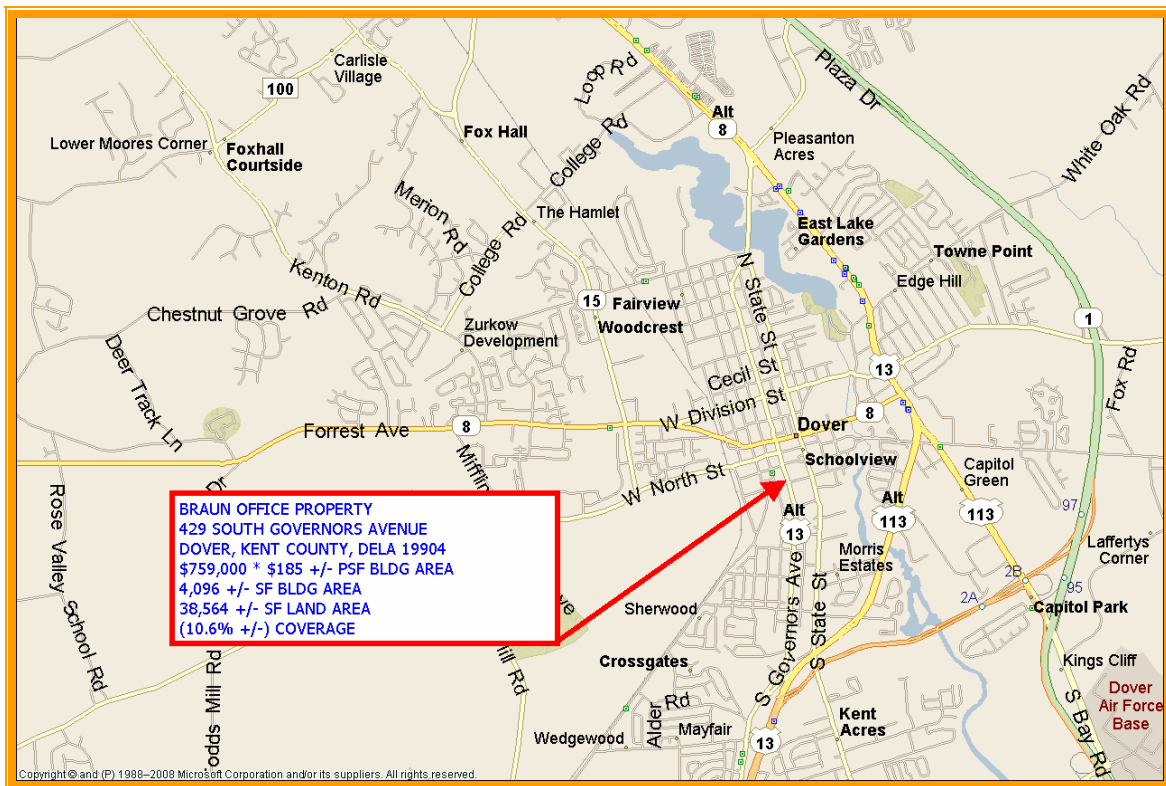
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**BRAUN OFFICE PROPERTY**  
**429 SOUTH GOVERNORS AVE, DOVER, KENT COUNTY, DELAWARE 19904**  
**OFFICE FILE #29076 \* MLS #5569269**



**SALE PRICE \$ 759,000 \* \$ 185. +/- PER SQUARE FOOT**



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**Tax Map Identification** ED05 - 077.09 - 03 - 48.00  
 ED05 - 077.09 - 03 - 51.00  
 ED05 - 077.09 - 03 - 59.00  
 ED05 - 077.09 - 03 - 60.00

**Deed Reference** D576 - 132

**Zoning** C-2A, Neighborhood Commercial, City of Dover

**Census Tract** 407

**Flood Hazard Map** 10001C0166H; May 5, 2003

**Land Area** 38,564 sq ft +/- 0.885 acre  
**Frontage** 116.38 ft +/-  
**Depth** 262.12 ft +/-  
**Bldg Area (sq ft)** 4,096 sq ft +/-  
**Coverage Ratio** 10.62%  
**Parking Spaces** 18  
**Parking Ratio** 1.32 per 300 sf

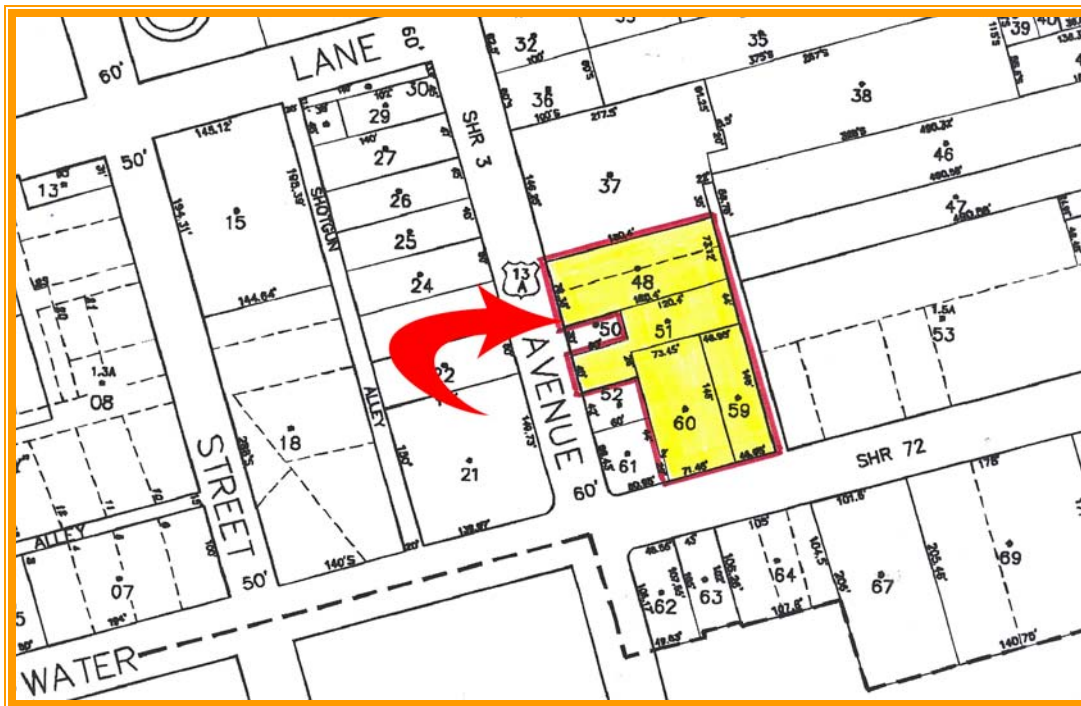
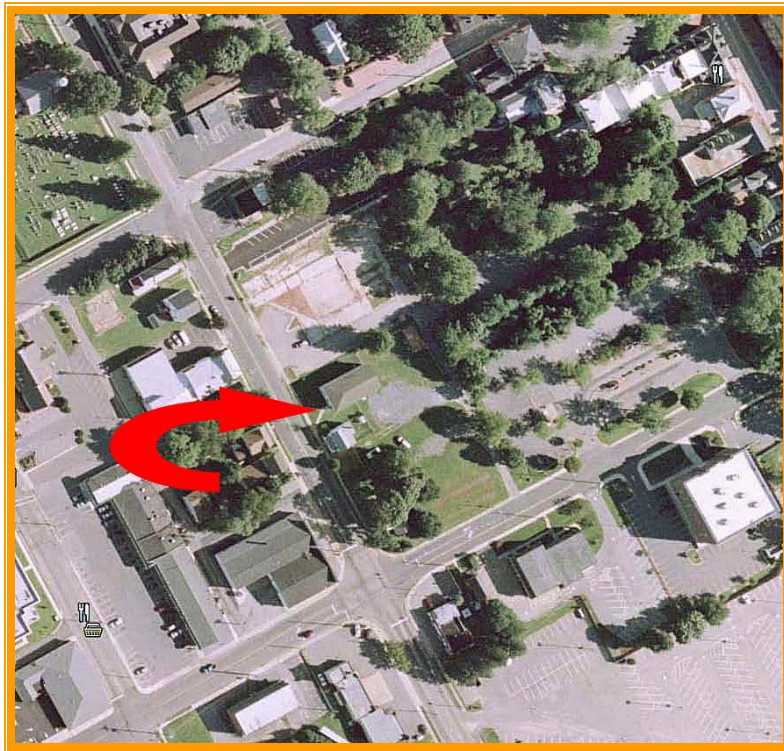
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$500,000	\$122.07	\$0.330	\$1,650.00	\$0.40	P48
\$500,000	\$122.07	\$0.036	\$181.00	\$0.04	P48 BID II
\$69,500	\$16.97	\$0.330	\$229.35	\$0.06	P51
\$73,000	\$17.82	\$0.330	\$240.90	\$0.06	P59
\$77,600	\$18.95	\$0.330	\$256.08	\$0.06	P60
\$1,220,100	\$297.88		\$2,557.33	\$0.62	Total City Tax

County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$97,000	\$23.68	\$1.8519	\$1,796.34	\$0.44	P48
\$13,900	\$3.39	\$1.8519	\$257.41	\$0.06	P51
\$12,400	\$3.03	\$1.8519	\$229.64	\$0.06	P59
\$14,800	\$3.61	\$1.8519	\$274.08	\$0.07	P60
\$138,100	\$33.72	\$0.0000	\$2,557.47	\$0.62	Total County Tax

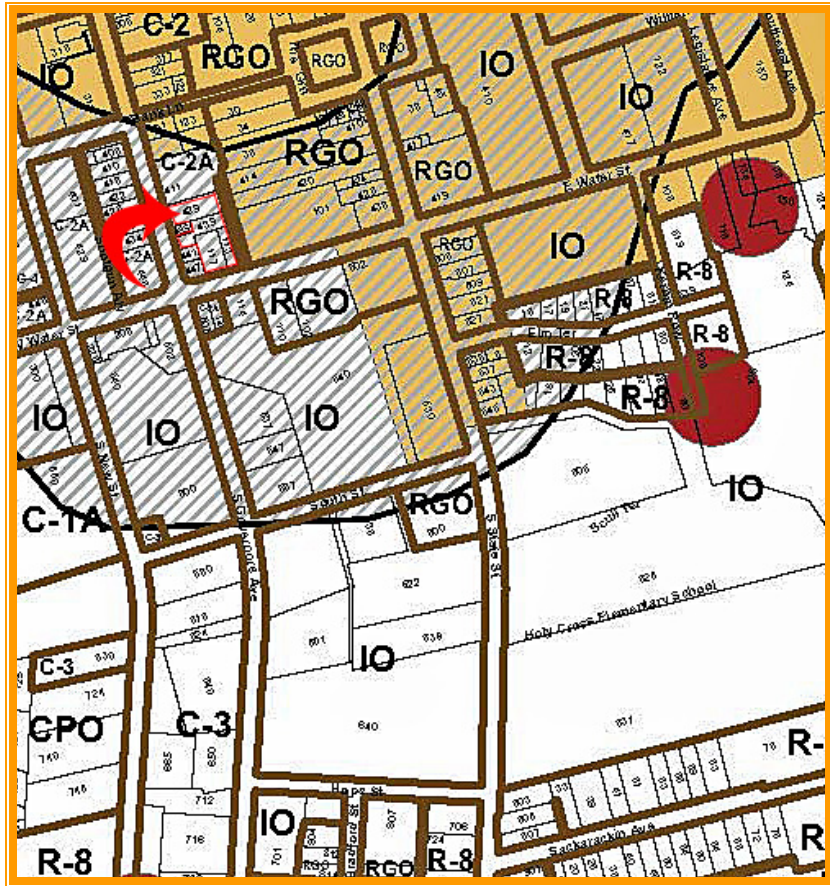
**TOTAL PROPERTY TAX** \$5,114.80 \$1.25 TOTAL PROPERTY TAX



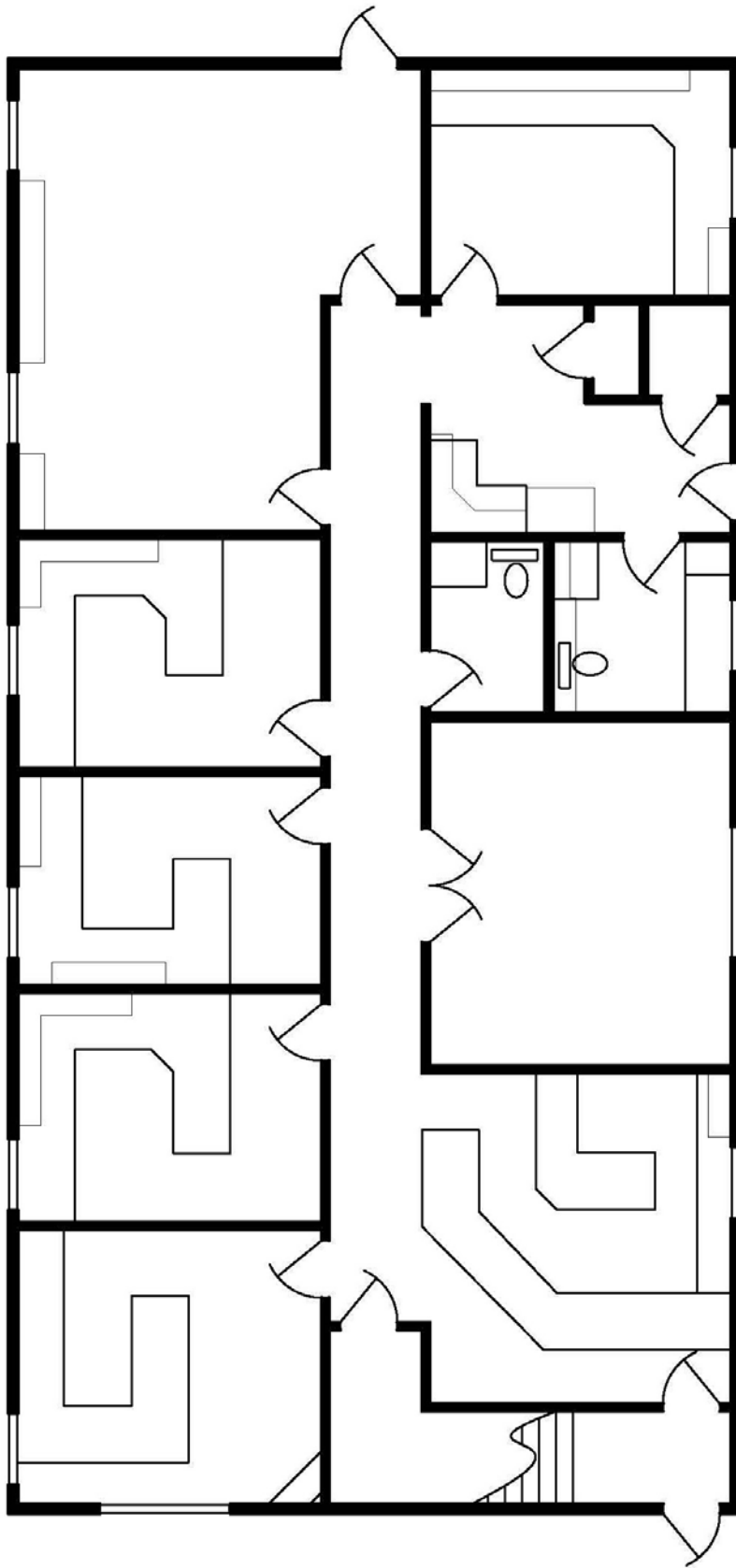
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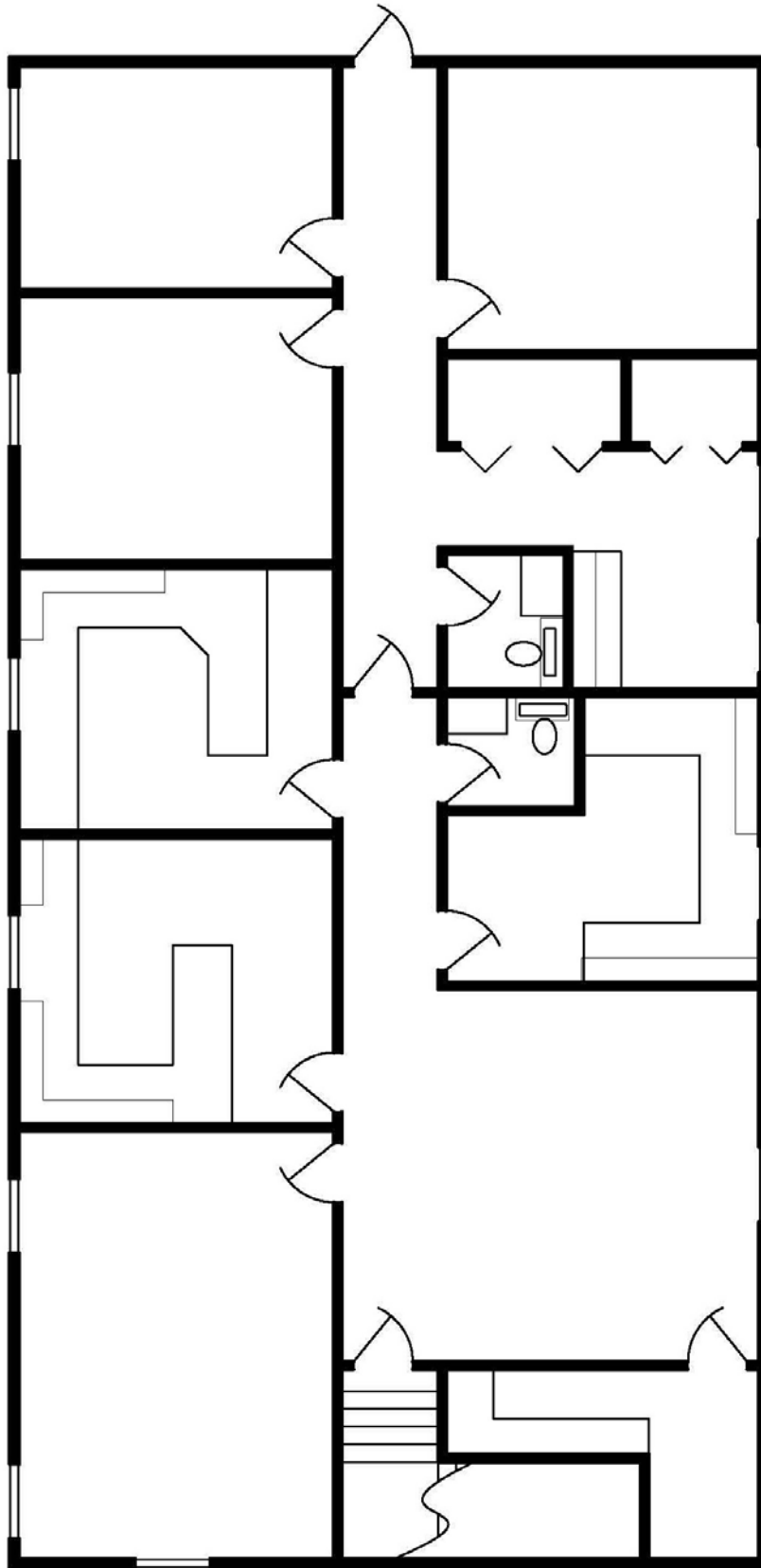


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**FIRST FLOOR PLAN**

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**SECOND FLOOR PLAN**

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