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Dover, Delaware 19901

McGinnis Commercial Real Estate

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CAHALL CONSTRUCTION PROPERTY
2935 S. DUPONT BLVD, SMYRNA, KENT COUNTY, DELAWARE 19977
OFFICE FILE #28009 * MLS # 5570259

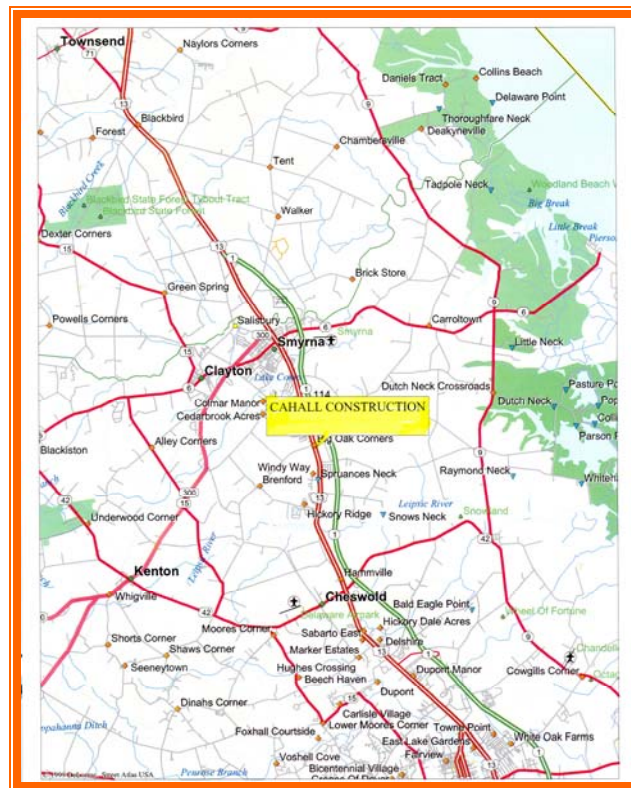


SALE PRICE \$ 1,700,000

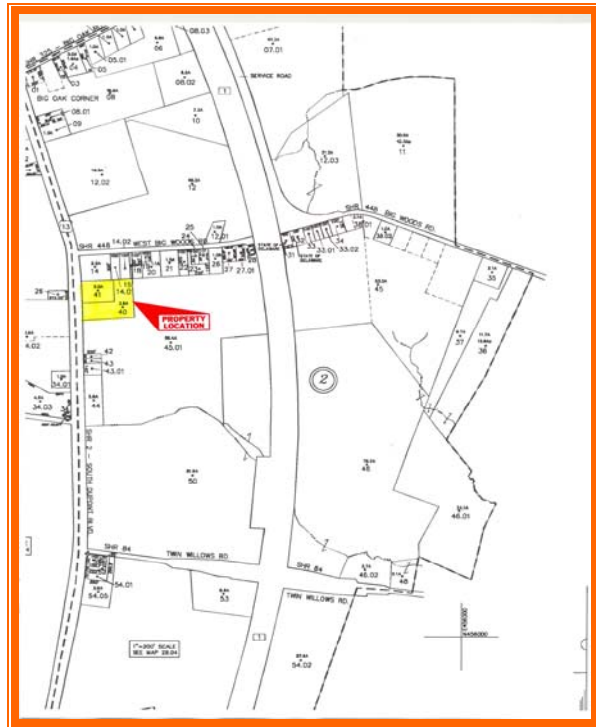
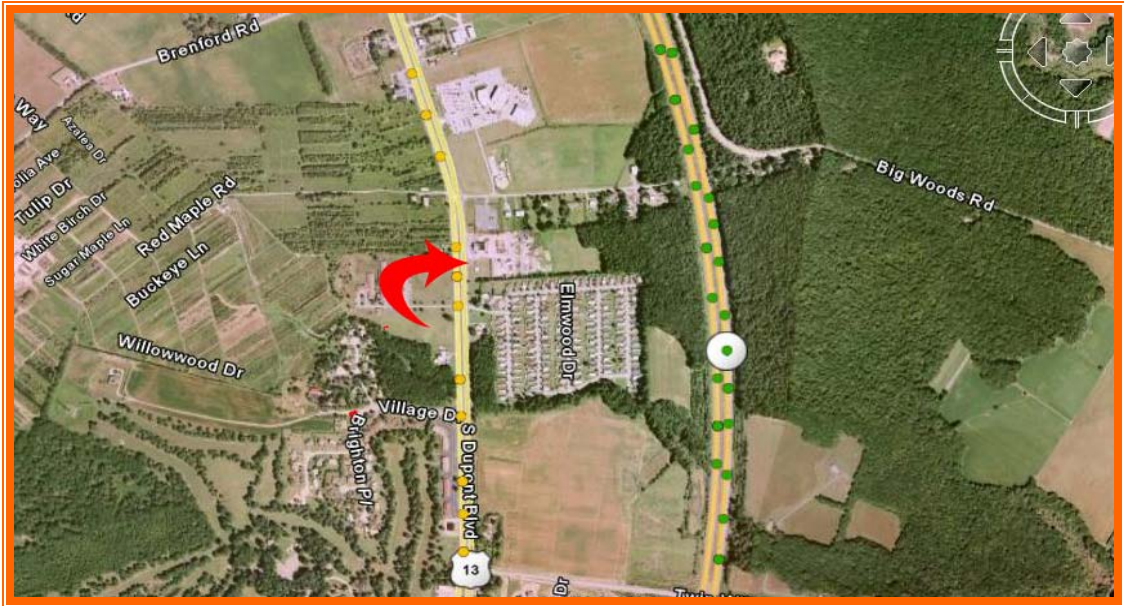
5.6 Acres Zoned IG on Route 13 in Smyrna Delaware
7,100 Square Foot Building With Connected Shop
3 - 60 Foot Drive Through Bays
Fenced Yard and Room For Expansion
Perfect for Contractor, Car Dealer, Boat Yard, Etc.

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.
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Property Tax ID#	DC-02800-02-40&41	
Deed Reference	D0151-0215	
Flood Map	100001C0064H Zone X	
Zoning	IG Kent County	
Land Area	5.6 acres	
Frontage	450 ft +/-	
Bldg Area (sq ft)	7,086	
Office (Sq Ft)	2,108 1st floor	1,258 2nd flr
Shop (Sq Ft)	3,720	
County Tax Assessment	\$164,100	
TOTAL PROPERTY TAX	\$2,634.78	



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PROPERTY TYPE	COMMERCIAL / CONTRACTOR
STATUS	AVAILABLE
PRICE	\$1,700,000
MLS #	5570259
OFFICE FILE #	28009

TOTAL BUILDING AREA	7,086 +/- Sq Ft
ENTRANCE	ROUTE 13
SHOP SPACE	3,720 +/- Sq Ft
SHOP BAYS	40' X 60' & 20' X 60'
OVERHEAD DOORS	3 DRIVE THROUGH
CEILING HEIGHT	18'
OFFICE SPACE	2,108 SQ FT ON FIRST FLOOR
	1,258 SQ FT ON SECOND FLOOR
PLUMBING	3 REST ROOMS
CONSTRUCTION	MASONARY-CONCRETE BLOCK
HVAC	OIL FIRED FORCED AIR/3 CENTRAL AIR UNITS/WASTE OIL SPACE HEATERS
WATER / SEWER	PRIVATE WELL / PRIVATE SEPTIC

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