



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

BOYCE PROPERTY
4877 WHEATLEY'S POND RD, SMYRNA, KENT COUNTY, DELAWARE 19977

OFFICE FILE# 29085 MLS# 5615212



SALE PRICE \$ 3,000,000 * \$ 200.00 +/- PER SQUARE FOOT

MODERN 15,000 SQUARE FOOT BUILDING AND ADDITIONAL OUT BUILDINGS

7.4 ACRES WITH 700 FEET OF ROAD FRONTAGE AND 500 FEET DEEP

3 MILES FROM ROUTE 1 INTERCHANGE AT SOUTH SMYRNA

EASY ACCESS TO MARYLAND ROUTE 301

SUB DIVISION POSSIBLE WITH NUMEROUS COMMERCIAL POSSIBILITIES

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
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Tax Map Identification DC04-018.11-01-30.01-000

Deed D320 0125

Zonin C-2, General Commercial Town of Clayton

Land 322,344 sq ft 7.4 Acres

Frontag 700.00 ft

Dept 500.00 ft

Bldg Area (sq ft) 15,000 sq ft

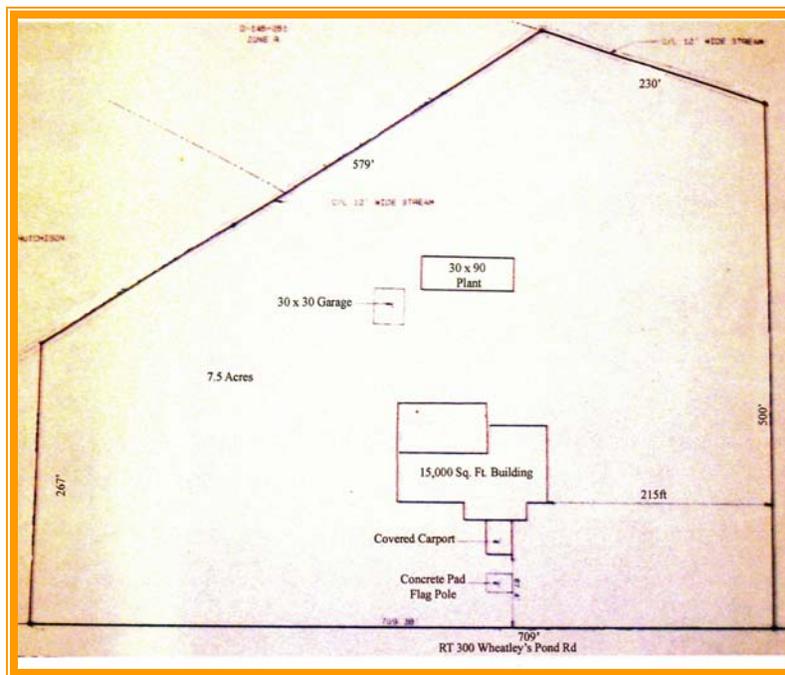
Parking 101

Parking 3.37 per 500 sf

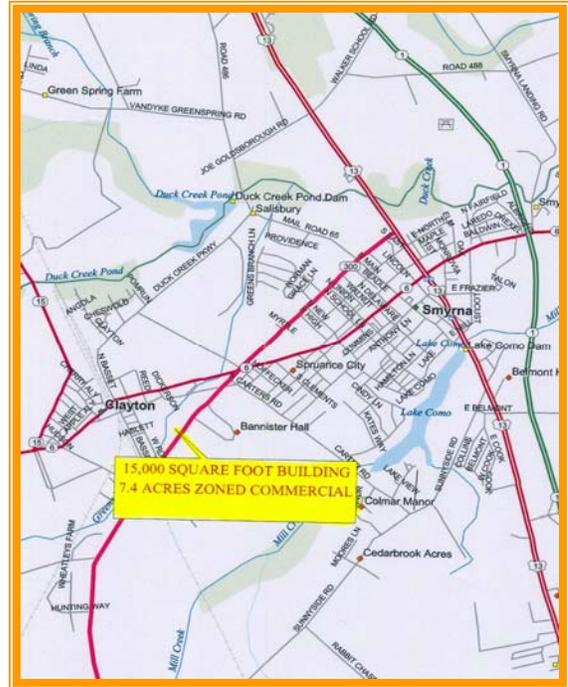
City Tax	Assesmen	Per Sq	Rate	Tax	Per Sq
\$301,800		\$20.12	\$0.650	\$1,961.70	\$0.13

County	Assesmen	Per Sq	Rate	Tax	Per Sq
\$301,800		\$20.12	\$1.8519	\$5,217.82	\$0.35

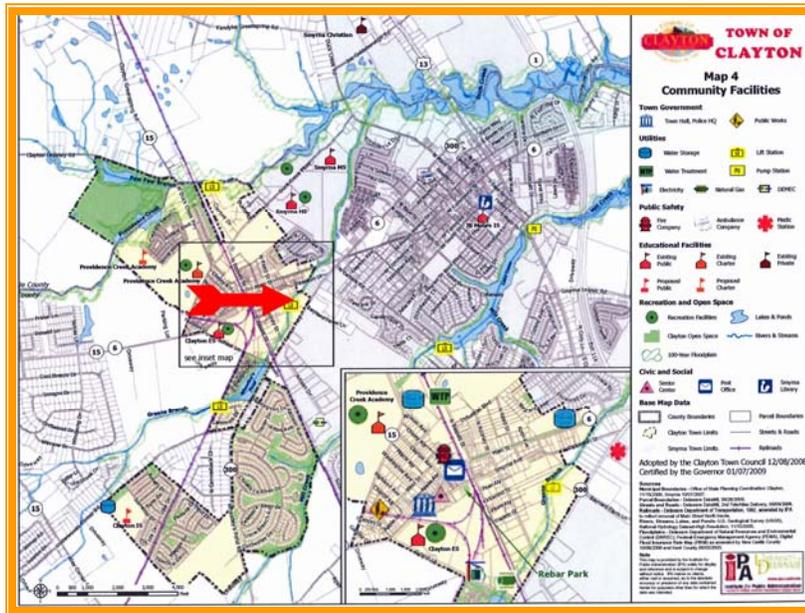
TOTAL PROPERTY TAX \$7,179.52 \$0.48



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