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[www.mcginnisrealty.com](http://www.mcginnisrealty.com)

## WOLF POINT OFFICE PROPERTY

3488 SOUTH DUPONT HIGHWAY, SMYRNA, KENT COUNTY, DELAWARE 19977

OFFICE FILE# 211139 MLS# 5996212

## FOR SALE OR LEASE

RETAIL OR PROFESSIONAL OFFICE PROPERTY



SALE PRICE \$ 329,000 \* (\$ 187.00 +/- PER SQUARE FOOT)

LEASE PRICE \$1,950 PER MONTH \* (\$ 13.30 PER SQUARE FOOT)

MULTI USE RETAIL / OFFICE / PROFESSIONAL BUILDING

STAND ALONE BUILDING WITH ON SITE PARKING

CONVENIENT HIGHWAY LOCATION WITH HIGH TRAFFIC COUNT

MANY UPGRADES INCLUDING FULL KITCHEN AND BATHROOM

INCLUDES 5 OFFICES, RECEPTION AREA, ROOM FOR EXPANSION

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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**WOLF POINT OFFICE PROPERTY**  
**3488 SOUTH DUPONT HIGHWAY**  
**SMYRNA, KENT COUNTY, DE 19977**  
**February 1, 2012**

**Tax Map Identification** DC-00-02804-01-3900

**Deed Reference** D3123 0065

**Zoning** BG BUSINESS  
GENERAL  
KENT COUNTY

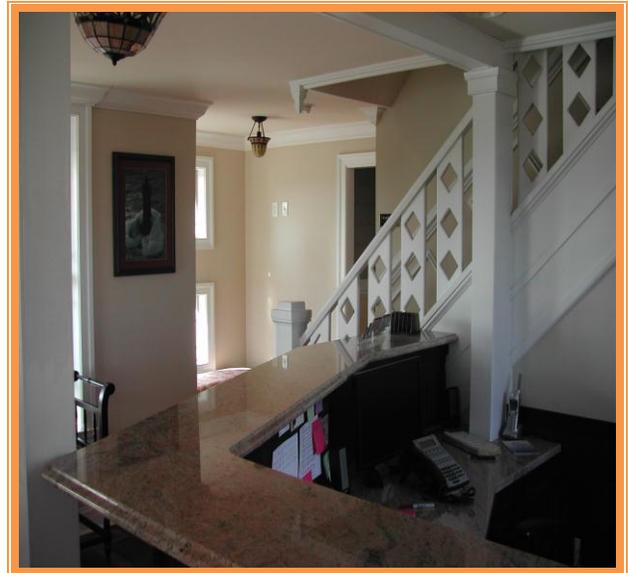
**Land Area** 19,315  
**Frontage** 107.00 ft +/-  
**Depth** 180.00 ft +/-

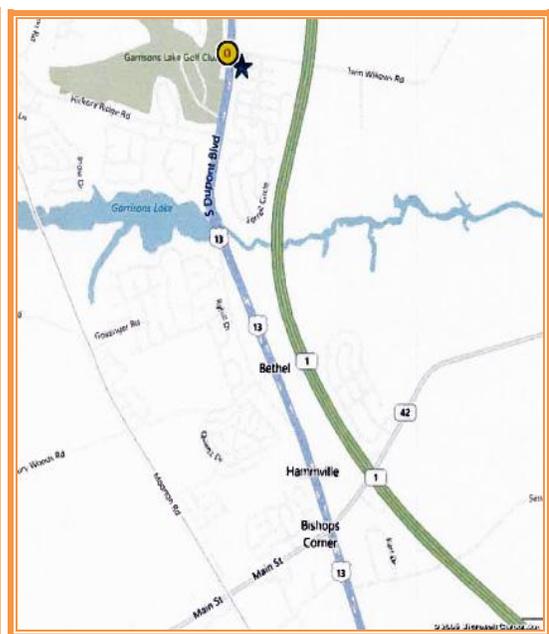
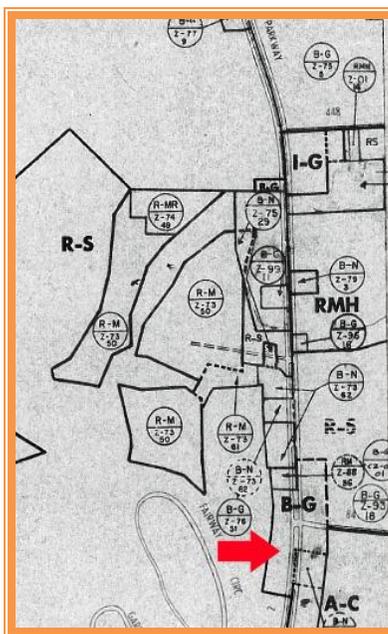
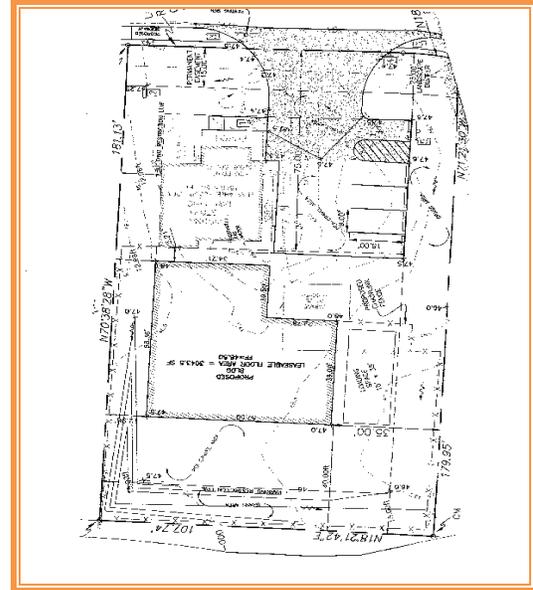
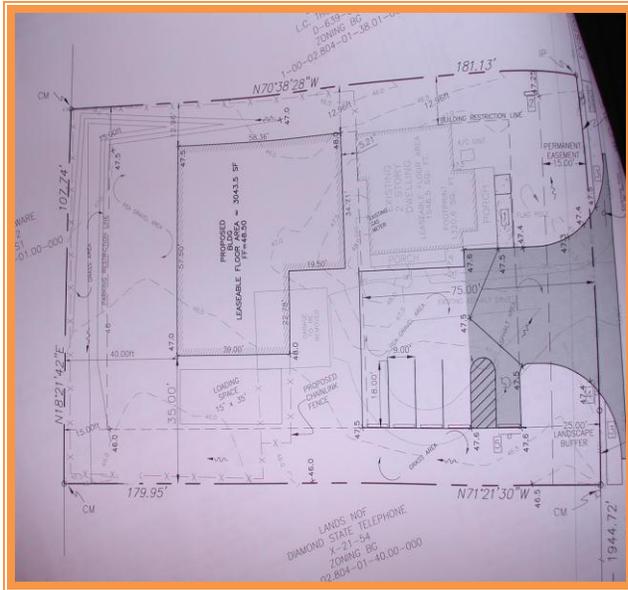
**Bldg Area (sq ft)** 1,760

**Parking Spaces** 10+

**County Tax 2011** \$226.20

**TOTAL PROPERTY TAX 2011** \$1,311.74





FOR ADDITIONAL INFORMATION CONTACT:

**CHUCK SPIEGELMAN**  
**MCGINNIS COMMERCIAL REAL ESTATE**

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