

**MIDDLETOWN APPLIANCE OUTLET PROPERTY**  
**211 EAST MAIN STREET, MIDDLETOWN, NEW CASTLE COUNTY, DELAWARE 19709**

OFFICE FILE#211140 MLS# 6001437

**FOR SALE**

**RETAIL / RESTAURANT / OFFICE / COMMERCIAL PROPERTY**



**SALE PRICE \$ 1,000,000 \* \$ 97.50 +/- PER SQUARE FOOT**

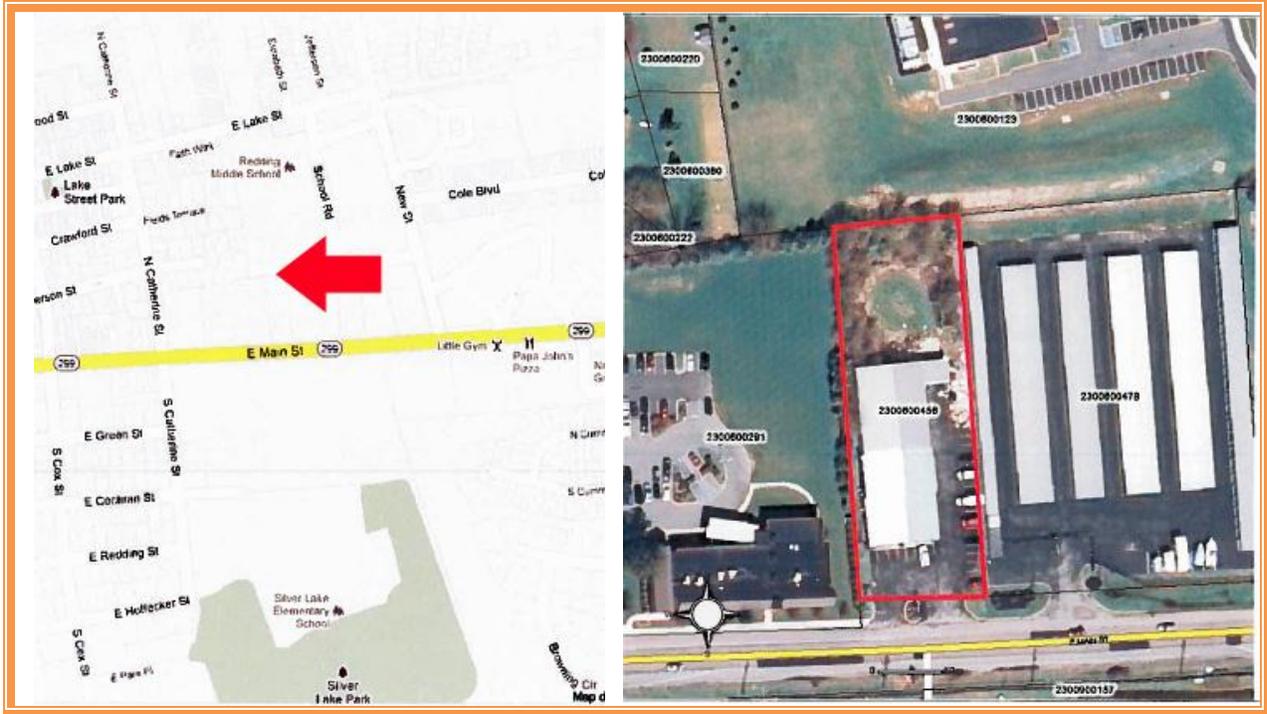
**10,260 SQUARE FOOT STAND ALONE BUILDING ON 1 ACRE**

**4,880 SQUARE FEET OF SHOWROOM/RETAIL**

**5,380 SQUARE FEET OF WAREHOUSE**

**HIGH TRAFFIC LOCATION WITH GREAT VISIBILITY**

**LOCATED IN THE HEART OF MIDDLETOWN ON EAST MAIN STREET (ROAD 299)**



**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. PAGE 2 OF 3 PAGES**

**MIDDLETOWN APPLIANCE PROPERTY**  
**211 EAST MAIN STREET**  
**MIDDLETOWN, NEW CASTLE COUNTY,**  
**DE**  
**February 1, 2012**

<b>Tax Map Identification</b>	2300600456
<b>Deed Reference</b>	X96 116
<b>Zoning</b>	23C-2 DOWNTOWN COMMERCIAL Town of Middletown
<b>Land Area</b>	41,111 Sq Ft      .95 Acres
<b>Frontage</b>	116.10      ft +/-
<b>Depth</b>	354.10      ft +/-
<b>Bldg Area (sq ft)</b>	10,260
<b>Parking Spaces</b>	15+
<b>City Tax 2011</b>	\$542
<b>County Tax 2011</b>	\$3,147.53
<b>TOTAL PROPERTY TAX</b>	\$3,792.86

**FOR ADDITIONAL INFORMATION CONTACT:**

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

**OFFICE: 302-736-2710**

**FAX: 302-736-2715**

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**EMAIL: [cs@mcginnisrealty.com](mailto:cs@mcginnisrealty.com)**

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PAGE 3 OF 3 PAGES**