

**McGINNIS COMMERCIAL REAL ESTATE COMPANY**  
555 East Loockerman Street \* Dover, Delaware 19901  
Office - (302) 736 - 2710 \* Telecopier - (302) 736 - 2715 \* [www.mcginnisrealty.com](http://www.mcginnisrealty.com)

**HORSEPOND ROAD COMMERCIAL LOCATION**  
**FOR SALE OR LEASE**

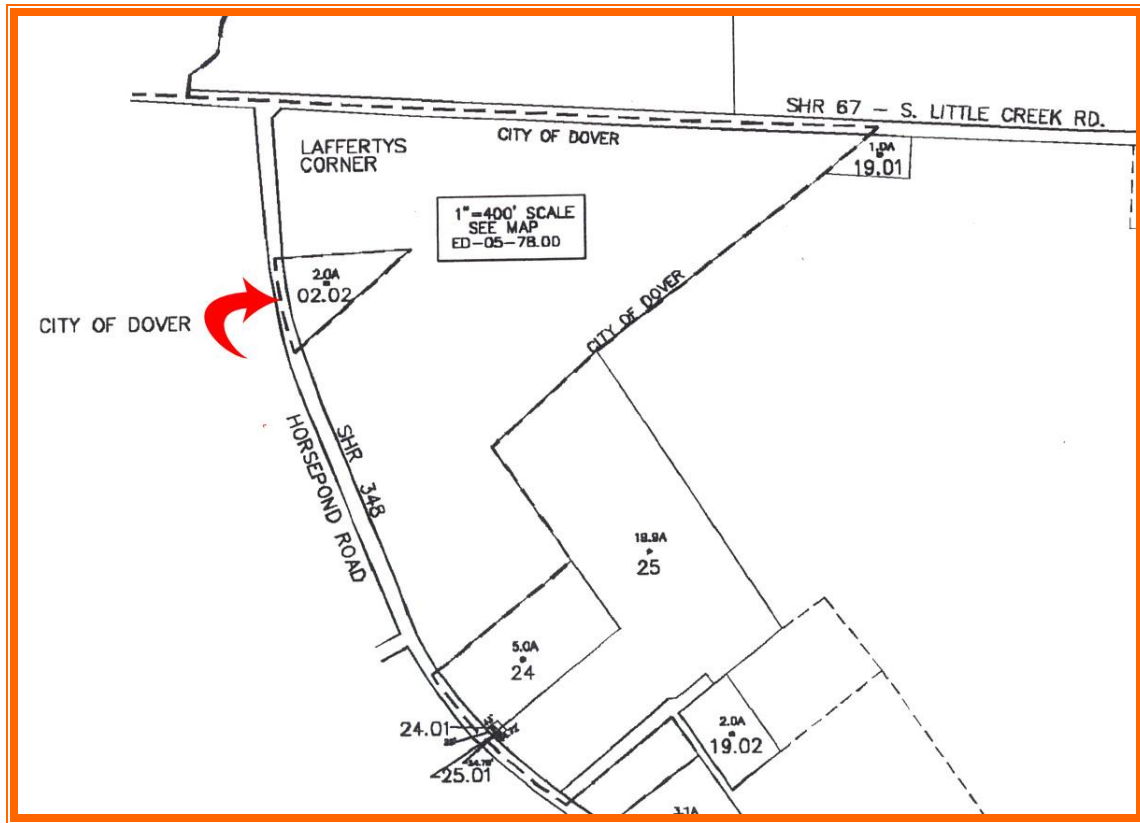
**4,950 Square Foot Warehouse/Shop with Office on 2 Acres**



**679 Horsepond Road Dover, Kent County, Delaware**  
**Office file # 214202 / MLS #**

**SALE PRICE \$479,000 \* LEASE PRICE \$2,475 PER MONTH**

**Location:** 679 Horsepond Road Dover, Kent County, Delaware  
**Zoning:** BG, Business General, Kent County  
**Lot Size:** 87,556 +/- Sq Ft /2.01 acres  
**Frontage:** 345+/- Feet **Depth:** 500 +/- Ft  
**Topography:** Level, Improved With Dwelling Unit  
**Building Size:** 4,950 +/- Sq Ft, One Story, Currently Office & Warehouse  
**Taxes:** Assessment = 65,300 \* Total taxes = \$1,515.09 per year  
**Site Improvements:** Septic, Well, Driveway, Electricity, Curbcut  
**Curb Cuts:** Installed On Horsepond Road, Asphalt, With Curbing  
**Nearest Intersection:** South Little Creek Road  
**Linkage Routes:** US Route 1, U S Route 13, DE Route 8  
**Character of Area:** Mostly Commercial, Industrial With Residential



<b>BUILDING:</b>	4,950 Sq Ft (50 x 99)
<b>BUILDING TYPE:</b>	STEEL - BUTLER MFG.
<b>OFFICE &amp; SHOWROOM:</b>	2,000 +/- SQ FT
<b>WAREHOUSE:</b>	2,950 +/- SQ FT
<b>SEWER &amp; WATER:</b>	PRIVATE WELL AND SEPTIC
<b>HVAC:</b>	GAS HEAT / AC IN OFFICE ONLY
<b>ELECTRIC:</b>	200 AMP W/ CIRCUIT BRKRS





**FOR ADDITIONAL INFORMATION CONTACT:**

**MCGINNIS COMMERCIAL REAL ESTATE  
CHUCK SPIEGELMAN, ASSOCIATE BROKER**

**OFFICE: 302-736-2710**

**FAX: 302-736-2715**

**CELL: 302-632-0859**

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