



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**BELCHER HEN HOUSE PROPERTY**  
**1819 SOUTH DUPONT HWY \* DOVER, KENT COUNTY, DELAWARE 19901**  
**OFFICE FILE # 215233 \* MLS # 6572149**



**SALE PRICE \$ 300,000 \* \$ 18.62 +/- PER SQ FT LAND AREA**  
**\$ 187.50 +/- PSF BUILDING AREA**

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2013 AADT	Year Last Count	Traffic Group
K 24	US. 13, S. DUPONT HW	4.67	S. CAMDEN LIMITS	31166	12	2
K 24	US. 13, S. DUPONT HW	4.83	DEL. 10, CAMDEN-WYOM	42944	12	2
K 24	US. 13, S. DUPONT HW	4.96	N. CAMDEN LIMITS	35909	00	2
K 24	US. 13, S. DUPONT HW	5.24	CABOOSERD., RD. 4A	34637	00	2
K 24	US. 13, S. DUPONT HW	5.51	U.S. 13A, RD. 4	34637	00	2
K 24	US. 13, S. DUPONT HW	5.86	U.S. 13A, S. GOVERNO	46964	12	2
K 24	US. 13, S. DUPONT HW	6.25	S. DOVER LIMITS	43757	12	2
K 24	US. 13, S. DUPONT H	6.46	PUNCHEON RUN NB 13 R	37252	12	2
K 24	US. 13, S. DUPONT HW	6.85	STATEST., RD. 25	24327	12	2
K 24	US. 13, S. DUPONT HW	8.25	COURT ST., RD. 67	29076	12	2
K 24	US. 13, S. DUPONT HW	8.44	BAY RD., RD. 7	18761	13	2

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.**  
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**Tax Map Identification** ED00 - 085.16 - 04 - 81.00

**Deed Reference** D6830 - 041

**Zoning** B-G, General Business, Kent County

**Flood Map** 10001C0169H; May 5, 2003

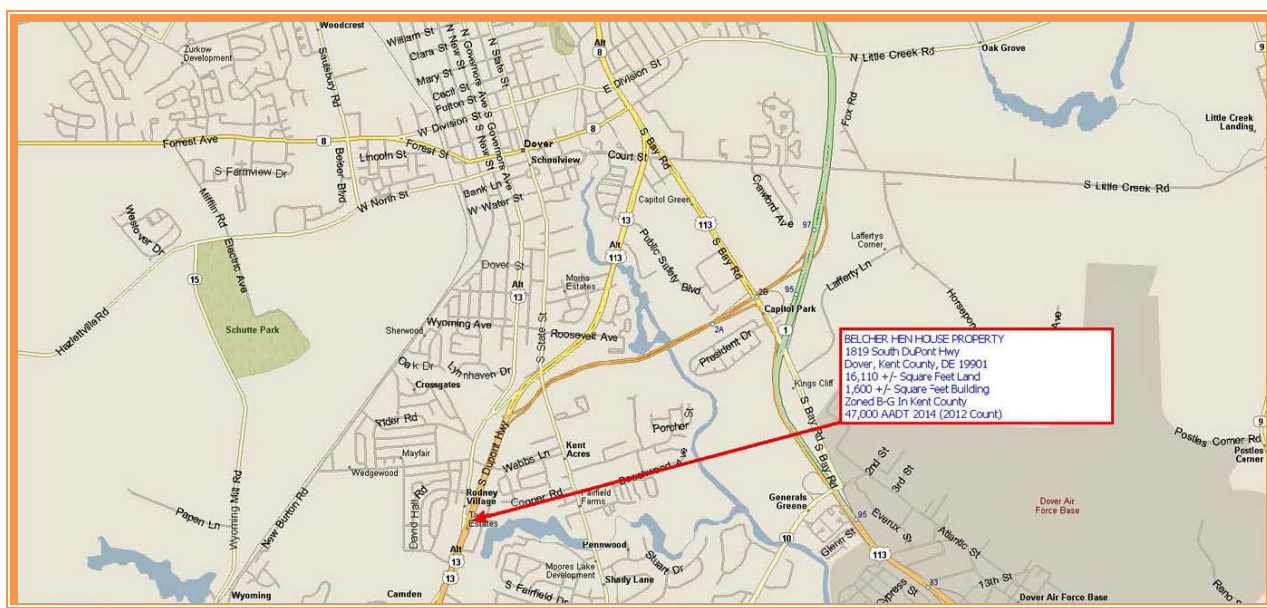
**Census Tract** 416

<b>Land Area</b>	16,110	sq ft +/-	0.370	acre
<b>Frontage Route 13</b>	91.30	ft +/-		
<b>Depth</b>	150.00	ft +/-		
<b>Bldg Area (sq ft)</b>	1,600	sq ft +/-		
<b>Coverage Ratio</b>	9.93%			
<b>Parking Spaces</b>	20			
<b>Parking Ratio</b>	6.25	per 500 sf		

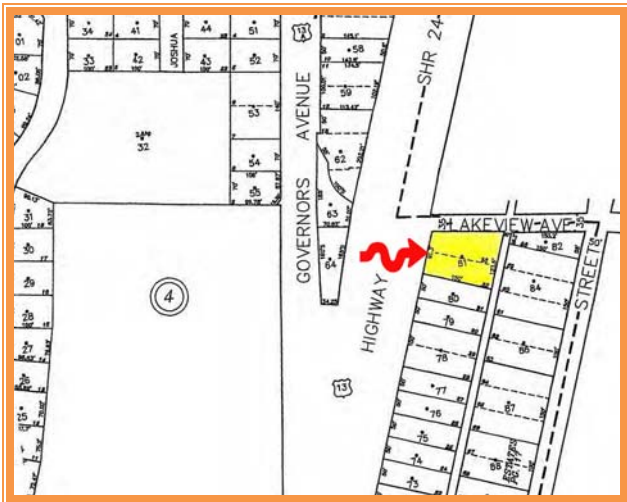
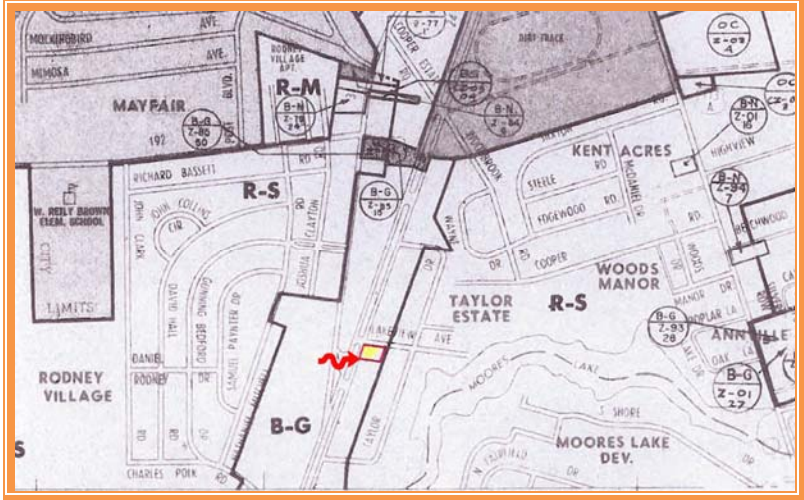
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$0	\$0.00	\$0.338	\$0.00	\$0.00

<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$50,100	\$3.11	\$1.7052	\$854.31	\$0.05

**TOTAL PROPERTY TAXES** **\$854.31** **\$0.05**



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**REAR EAST VIEW**



**SIDE NORTH VIEW**



**SIDE SOUTH VIEW**

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