



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

**AVENUE MEDICAL SMYRNA PROPERTY**  
28 WEST COMMERCE STREET, SMYRNA, KENT COUNTY, DELAWARE 19904

OFFICE FILE# 218307 MLS# 7207784

**FOR SALE**  
**INCOME / INVESTMENT / MIXED USE PROPERTY**



**SALE PRICE \$ 459,000**

**MULTI USE COMMERCIAL AND FOUR TENANT RESIDENTIAL PROPERTY**

**6,050 SQUARE FOOT BUILDING WITH ON SITE PARKING**

**1,650 SQ FOOT COMMERCIAL SPACE AND 4 APARTMENTS**

**ENTRANCES ON COMMERCE STREET AND MARKET STREET**

**RESIDENTIAL UNITS ARE FULLY OCCUPIED**

**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 1 OF 3 PAGES**

**Tax Map Identification** 1-17-01017-02-5301

**Deed Reference** D4205 0100

**Zoning** CC Central Commercial  
Town of Smyrna

**Land Area** 6,930 +/- Square feet  
**Building Area** 6,050 +/- Square feet

<b>Apartment 1 3BR w laundry, Sq Ft =</b>	1000 +/-	
<b>Rent</b>		<b>\$975/month</b>
<b>Apartment 2 1BR , Sq Ft =</b>	500 +/-	
<b>Rent</b>		<b>\$650/month</b>
<b>Apartment 3 1 BR w Laundry Sq Ft =</b>	500+	
<b>Rent</b>		<b>\$750/month</b>
<b>Apartment 4 1 BR w laundry, Sq Ft =</b>	800 +/-	
<b>Rent</b>		<b>\$795/month</b>

**Total monthly income from apts** \$3,170

**Total property taxes 2017** \$2,998

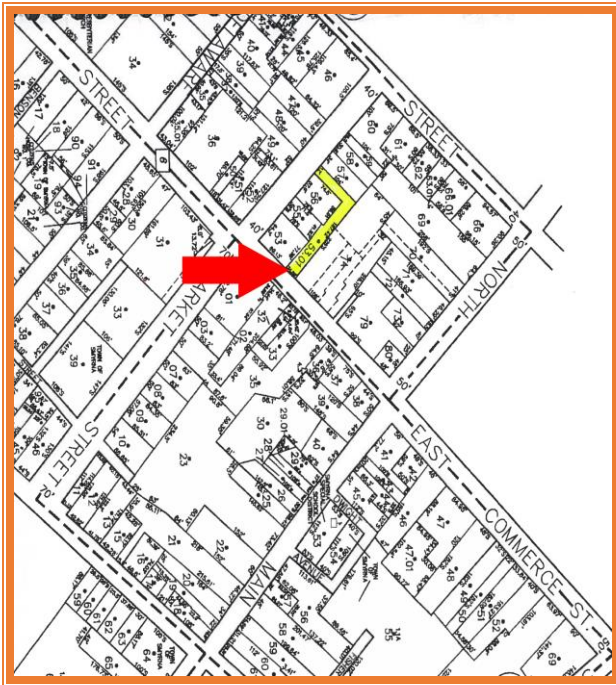


COMMERCIAL SPACE



MARKET STREET ENTRANCE

**Join Maverick Bar B Q, Sheridans Irish Pub, Lemon Leaf Café and more**  
**Located in the downtown development district with grants available**  
**Development friendly town**  
**2018 appraisal report available upon request**



**FOR ADDITIONAL INFORMATION CONTACT:**

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

**OFFICE: 302-736-2710**

**FAX: 302-736-2715**

**MOBILE: 302-632-0859**

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

**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 3 OF 3 PAGES**