



**SLATE CAFE PROPERTY**  
**5838 DUPONT PARKWAY, SMYRNA, NEW CASTLE COUNTY, DELAWARE 19977**

OFFICE FILE# 218315    MLS# 7252591

**FOR SALE**

**RESTAURANT, SPORTS BAR, BREW PUB PROPERTY**



**SALE PRICE \$ 1,600,000 \* \$ 158.00 +/- PER SQ FT BUILDING AREA**  
**10,125 SQUARE FOOT BUILDING AREA, CURRENTLY A BILLIARDS PUB**  
**FULLY EQUIPPED AND OPERATING, TURN KEY RESTAURANT, SPORTS BAR**  
**FREE STANDING BUILDING WITH ON SITE PARKING FOR 75**  
**HIGHWAY ENTRANCE WITH VISIBILITY AND HIGH TRAFFIC COUNTS (33,000+)**  
**BUILT IN 2011 AND RETROFITTED IN 2016**  
**CAPACITY 500, CURRENT SEATING FOR 265**

**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 5 PAGES**



KITCHEN VIEW



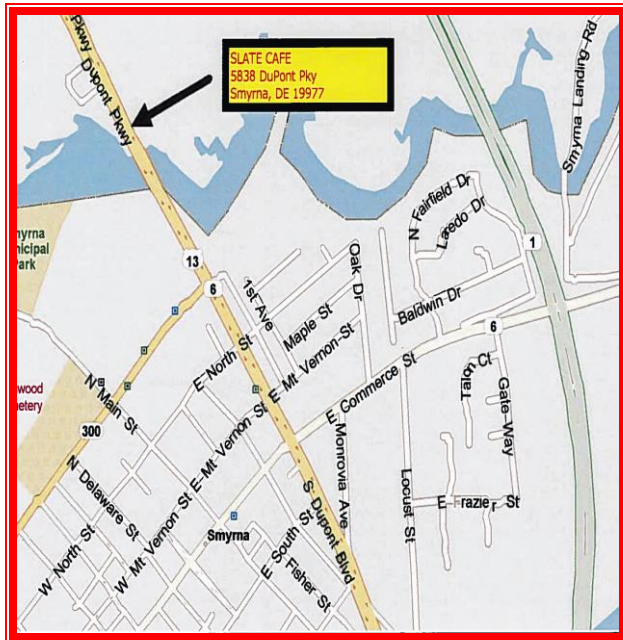
KITCHEN VIEW



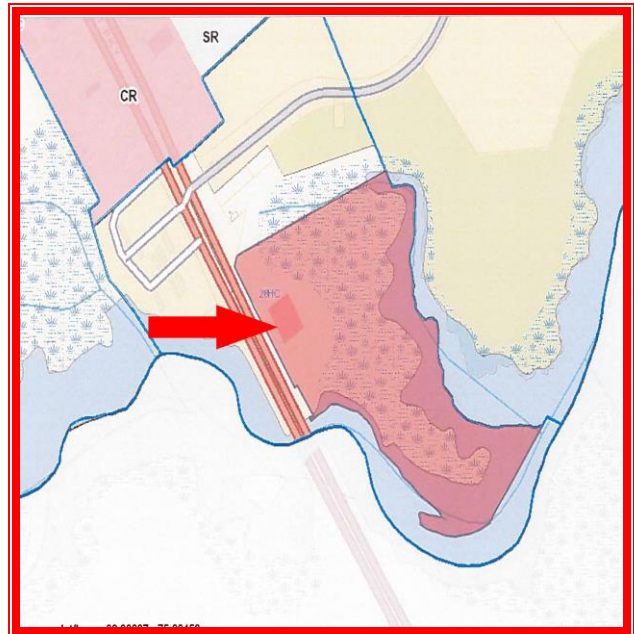
WALK IN FREEZER AND ICE MAKER

**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 5 PAGES**

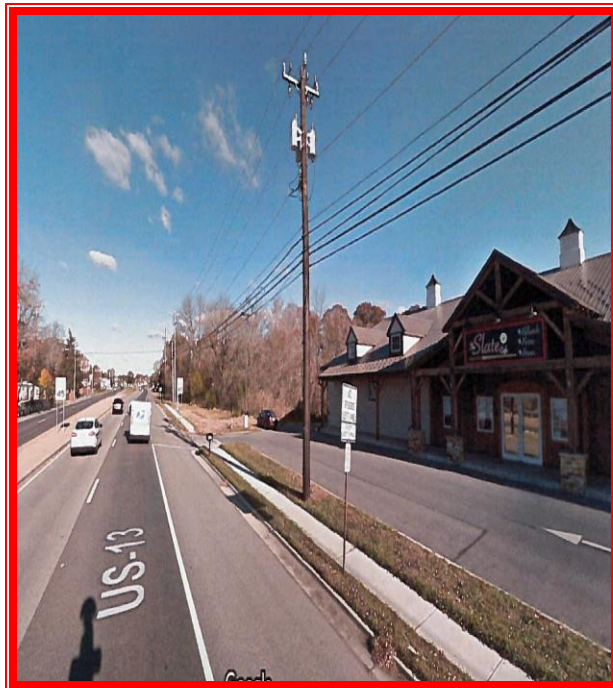




MARKET MAP



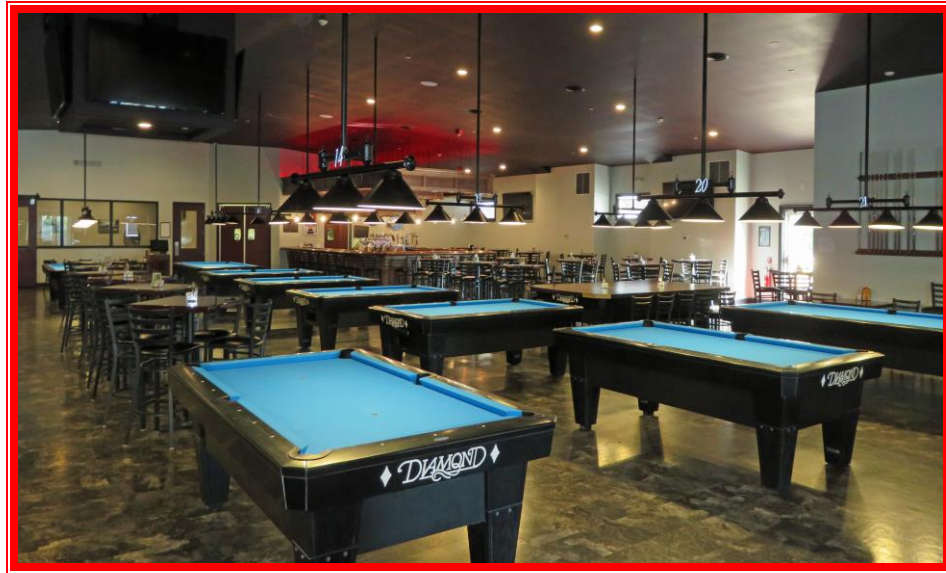
ZONING MAP



VIEW LOOKING NORTH



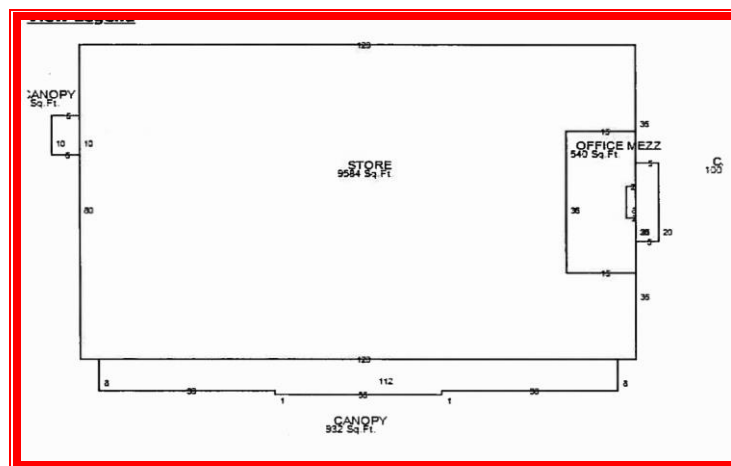
VIEW LOOKING SOUTH



BILLIARDS, GAMING, BAR AREA



CAFÉ AREA



FLOOR AREA

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 4 OF 5 PAGES





<b>Tax Map Identification</b>	28-001.00-0008
<b>Deed Reference</b>	328 13382
<b>Zoning</b>	HC, Highway Commercial Town of Smyrna
<b>Land Area</b>	12.4 +/- acres
<b>Frontage</b>	600 Ft +/-
<b>Depth</b>	600 Ft +/-
<b>Bldg Area (sq ft)</b>	10,124 Square feet
<b>Parking Spaces</b>	75
<b>County Tax Assessment</b>	\$316,400
<b>Total Property Taxes</b>	\$7,739.52
<b>Traffic Counts</b>	33,859 VPD

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 5 OF 5 PAGES**