



555 East Loockerman St.  
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McGinnis Commercial Real Estate

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[www.mcginnisrealty.com](http://www.mcginnisrealty.com)

**HARTLY FAMILY LEARNING CENTER**  
**21 NORTH STREET, HARTLY, KENT COUNTY, DELAWARE 19953**

OFFICE FILE# 218317 MLS# 7272062

**FOR SALE OR LEASE**  
**DAYCARE OR SCHOOL**



**SALE PRICE \$ 1,200,000 \* \$ 200.00 +/- PER SQUARE FOOT**  
**LEASE PRICE \$ 63,000/year \* \$ 10.50 +/- PER SQUARE FOOT NET**

**TURN-KEY BUSINESS ON 2 ACRES**

**5 CLASSROOMS, 2 OFFICES, 6 BATHROOMS**

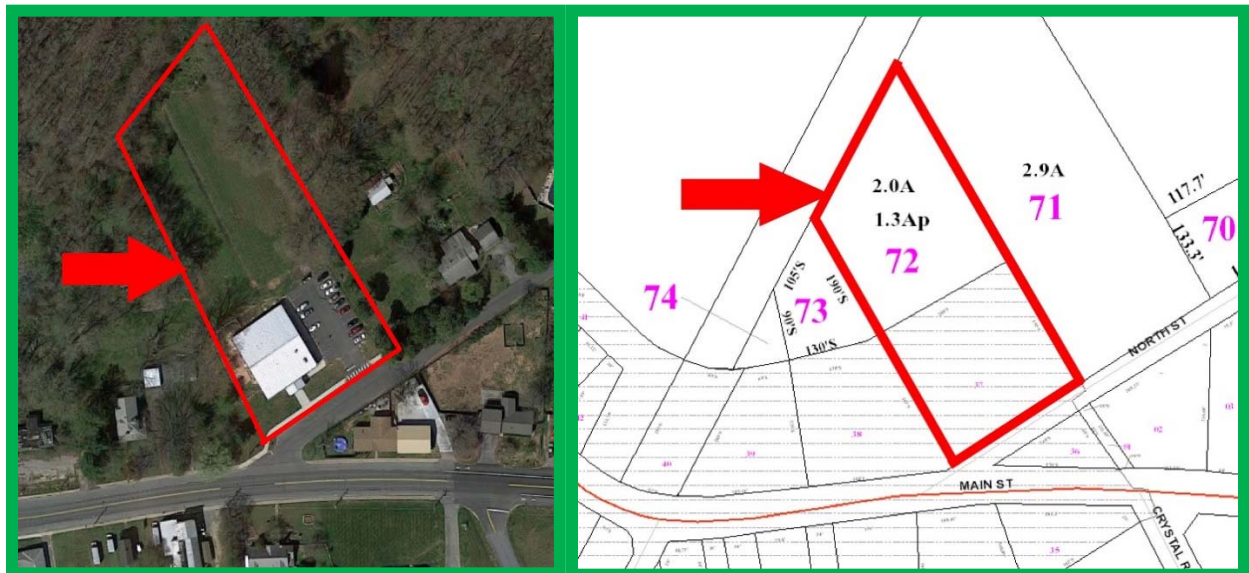
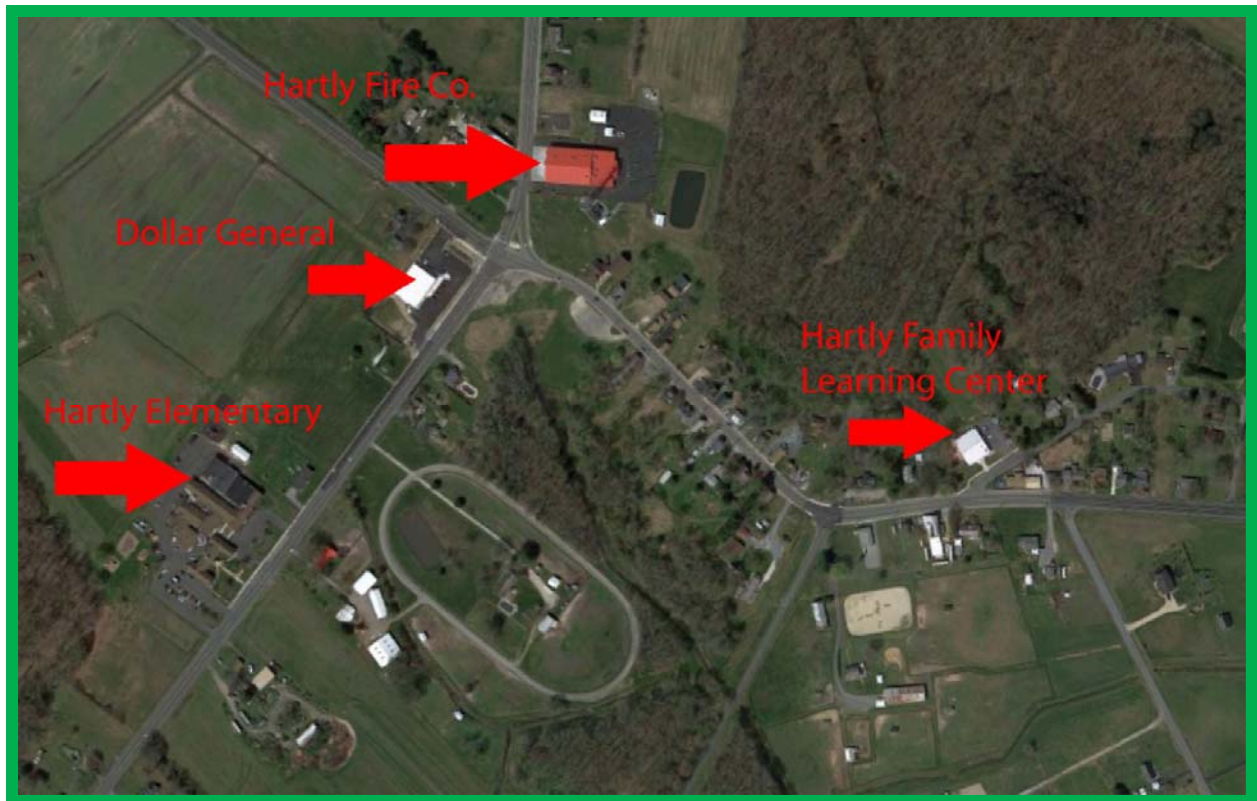
**6,000 SQ FT BUILDING WITH ON - SITE PARKING**

**WALKING DISTANCE FROM HARTLY ELEMENTARY SCHOOL**

**FULLY PERMITTED KITCHEN, RESTAURANT - RATED HOOD,  
WITH FIRE SUPPRESSION**

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION  
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**Tax Map Identification** WD-00-06300-02-7200-00001

WD-10-06319-01-3700-00001

**Deed Reference** D7081 - 0272

<b>Zoning</b>	Commercial Town of Hartly	
<b>Land Area</b>	87,120	sqft +/-
<b>Frontage</b>	200.00	ft +/-
<b>Depth</b>	480.00	ft +/-
<b>Building Area</b>	6,000	sqft +/-
<b>Year Built</b>	2013	
<b>County Assesment</b>	202,600	
<b>County Taxes Paid</b>	\$4,708	
<b>Town Of Hartly Assesment</b>	195,500	
<b>Town of Hartly Taxes Paid</b>	\$1,466	
<b>Total Property Tax</b>	\$6,174.00	



**FOR ADDITIONAL INFORMATION CONTACT:**

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**MCGINNIS COMMERCIAL REAL ESTATE**

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