



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

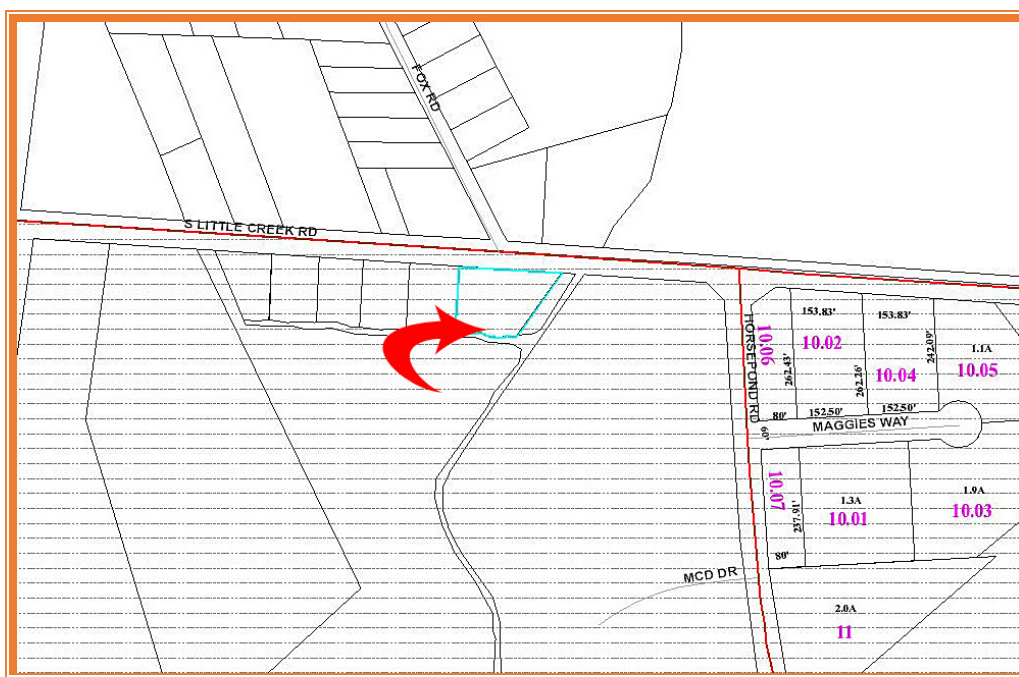
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**COMCAST WAREHOUSE PROPERTY**  
**1276 SOUTH LITTLE CREEK ROAD, DOVER, KENT COUNTY, DE 19904**  
**FILE #221361 \* MLS # DEKT2001228**



**\$ 150,000 \* \$ 69+/- PER SQUARE FOOT BLDG AREA**



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**Tax Map Identification** ED05 - 077.12 - 01 - 1200 - 00001

**Deed Reference** CW 065 - 278

**Zoning** C-3, SERVICE COMMERCIAL, CITY OF DOVER

**Census Tract** 410

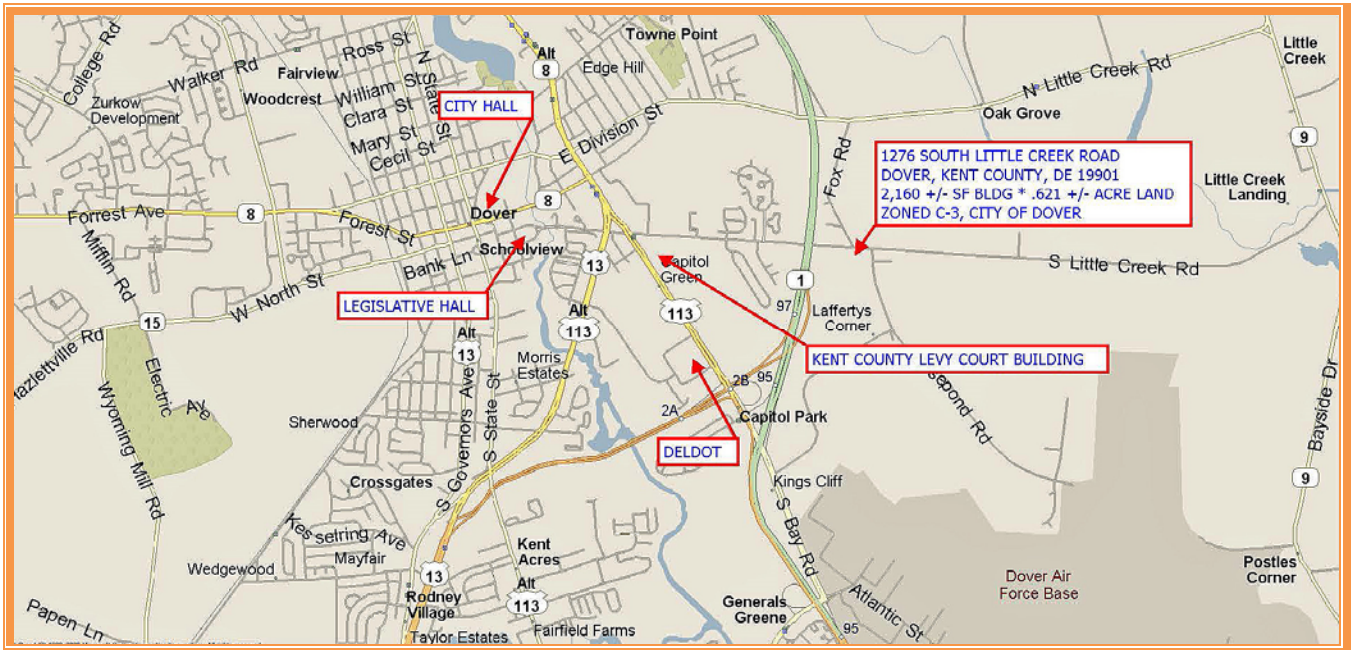
**Flood Hazard Map** 10001C0186J; Zone AE, JULY 7, 2014

<b>Land Area</b>	27,071	sq ft +/-	0.621	acre
<b>Frontage</b>	225.00	ft +/-		
<b>Depth</b>	150.00	ft +/-		
<b>Bldg Area (sq ft)</b>	2,160	sq ft +/-		
<b>Coverage Ratio</b>	7.98%			
<b>Parking Spaces</b>	5			
<b>Parking Ratio</b>	0.69	per	300	sq ft +/-

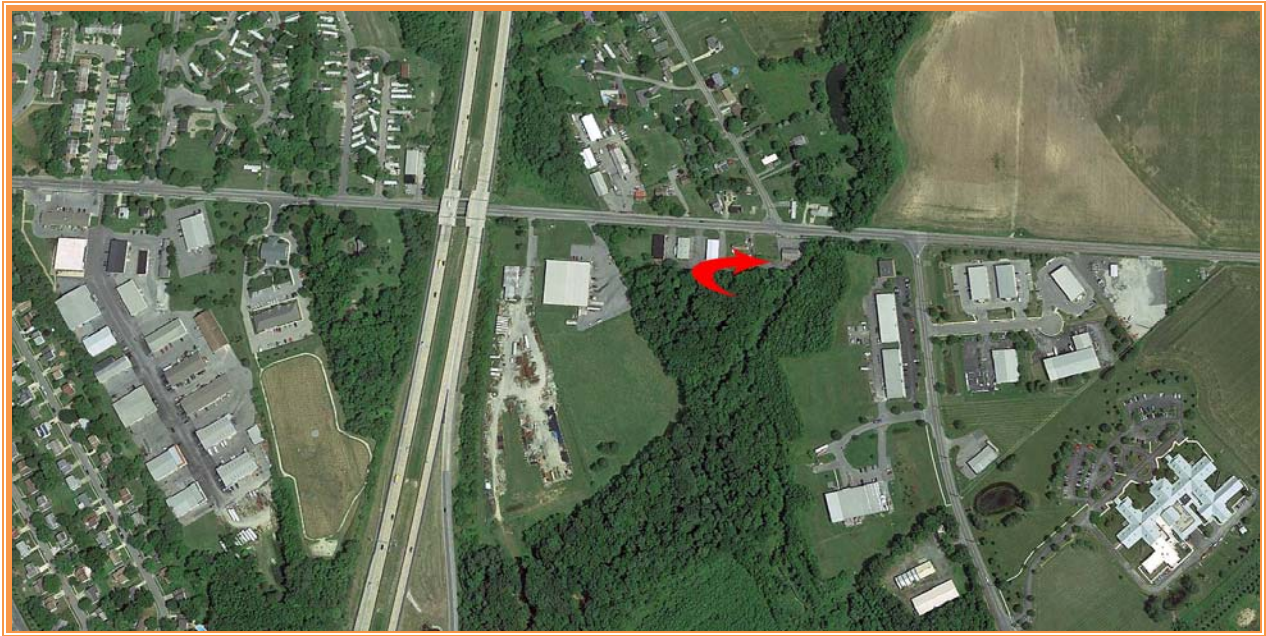
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$157,800	\$73.06	\$0.405	\$639.09	\$0.30

<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$45,900	\$21.25	\$2.6475	\$1,215.20	\$0.56

**TOTAL PROPERTY TAX** \$1,854.29 \$0.86



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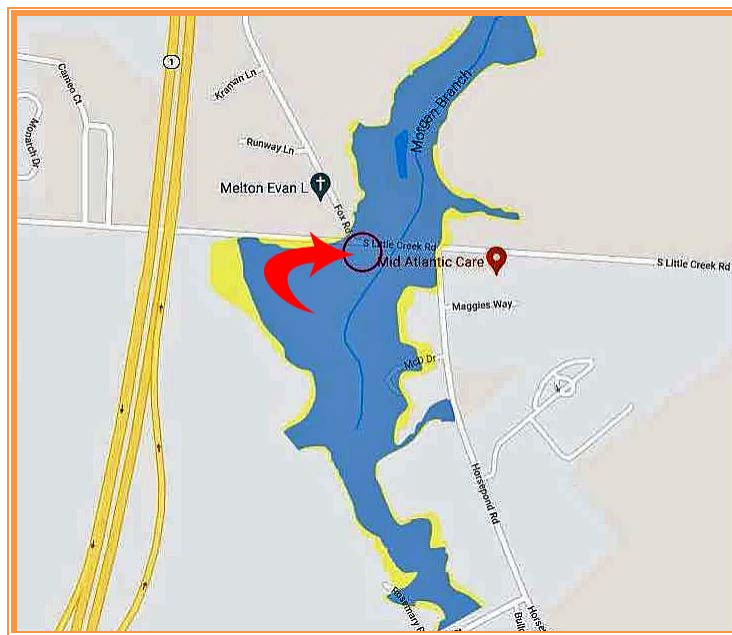


ID	Code	Description	Area
A	VS1	1S	2160
B	CP6	CANOPY ROOF/SLAB	840
C	045	WAREHOUSE/ LT MFC	2160*
D	OD1	OVERHEAD DR-WOOD/MTL	64*
E	OD1	OVERHEAD DR-WOOD/MTL	100*
F	FN1	FENCE CHAIN	5800*
G	PA1	PAVING ASPHALT PARKING	15400*

14	60	B	14
36	60	A	35
	60		

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