



555 East Lookerman St.
Dover, Delaware 19901

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www.mcginnisrealty.com

DELAWARE SURGERY CENTER PROPERTY
834 SOUTH GOVERNORS AVENUE, DOVER, KENT COUNTY, DELAWARE 19904
OFFICE FILE #28029 * MLS #5438078



SALE PRICE REDUCED TO \$1,500,000

5,800 SQUARE FOOT SURGERY/MEDICAL/OFFICE FACILITY

¾ ACRES WITH FRONTAGE ON GOVERNORS AVENUE

CLOSE TO BAY HEALTH AND EDEN HILL

WET SPRINKLER, GENERATOR, MEDICAL GAS THROUGHOUT

VETERINARY, SPECIAL MEDICAL, SURGERY

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
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PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

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Tax Map Identification ED05-077.17-01-48.00

Deed Reference D3617 0342

Zoning C1-A Commercial City of Dover

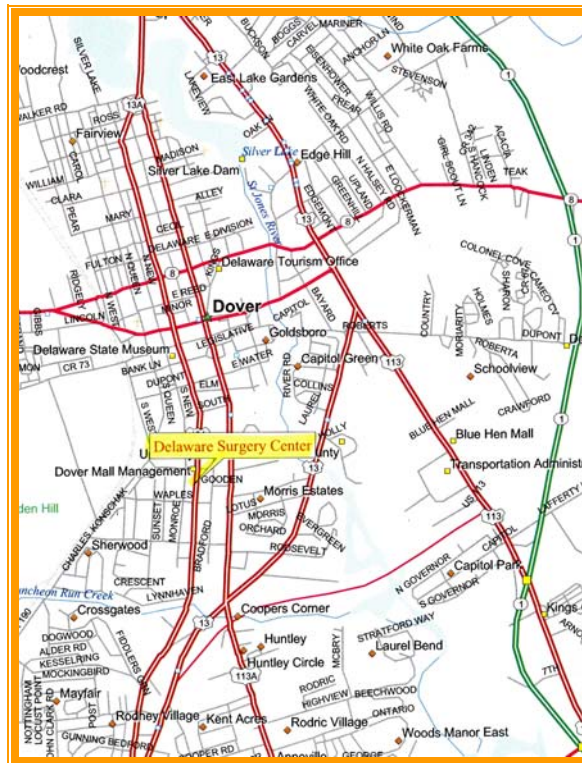
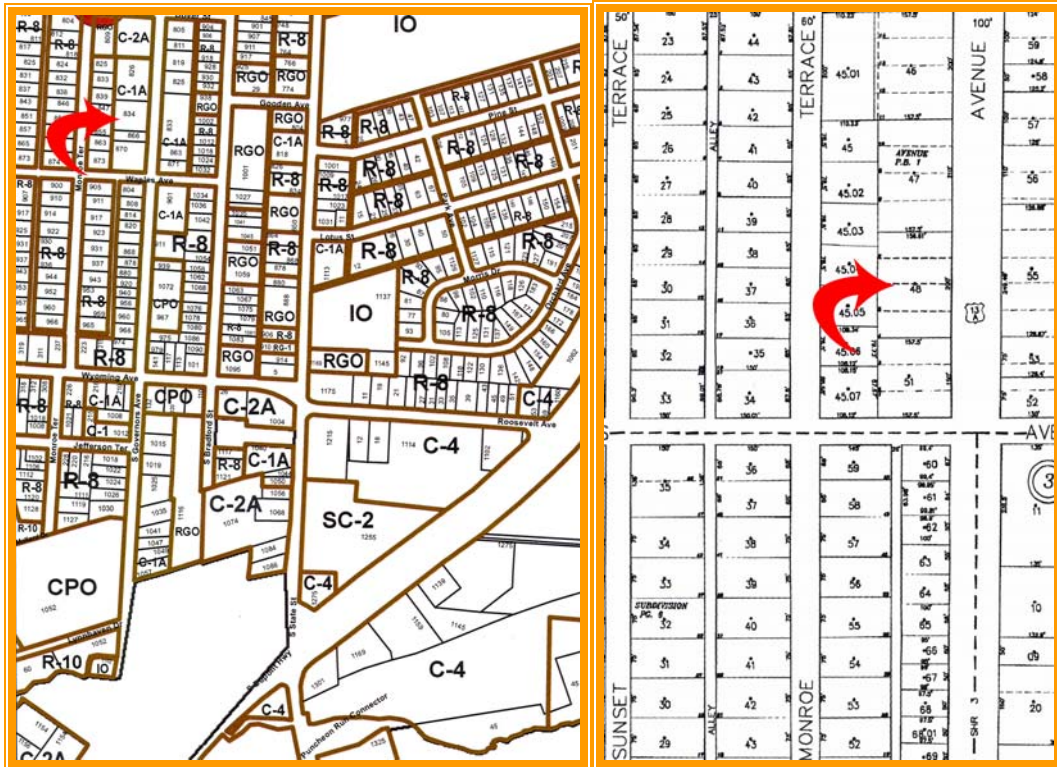
Land Area		31,322 sq ft	sq ft +/-	.72 acres
Frontage	200.00	ft +/-		
Depth	157.00	ft +/-		
Bldg Area (sq ft)	5,731	sq ft +/-		
Parking Spaces		42		

City Tax Assessment	Rate	Tax	PSF +/-	
\$692,700	\$0.330	\$2,285.91	\$0.40	PROPERTY
\$692,700	\$0.000	\$0.00	\$0.00	BID III
\$692,700	\$0.330	\$2,285.91	\$0.40	TOTAL

County Tax Assessment	Rate	Tax	PSF +/-	
\$182,200	\$1.9754	\$3,599.18	\$0.63	

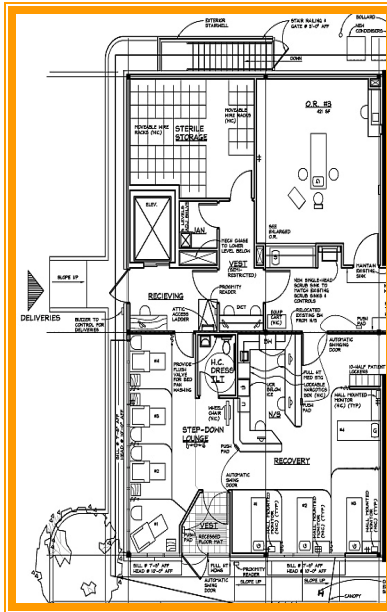
TOTAL PROPERTY TAX		\$5,885.09	\$1.03	
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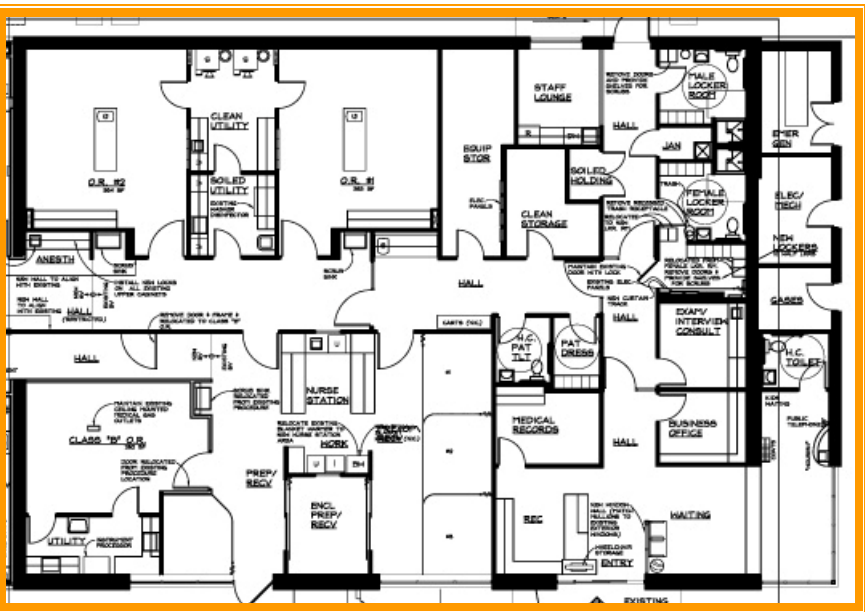


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PROPOSED ADDITION



EXISTING FLOOR PLAN

For additional information contact:

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