



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

KAUFFMAN PROPERTY
40 RIDGELY STREET, DOVER, KENT COUNTY, DELAWARE 19904



LEASE PRICE \$ 3.75 PER SQUARE FOOT NET * \$57,600 Per Year, \$4,800 Per Month
24 - FOOT CEILINGS

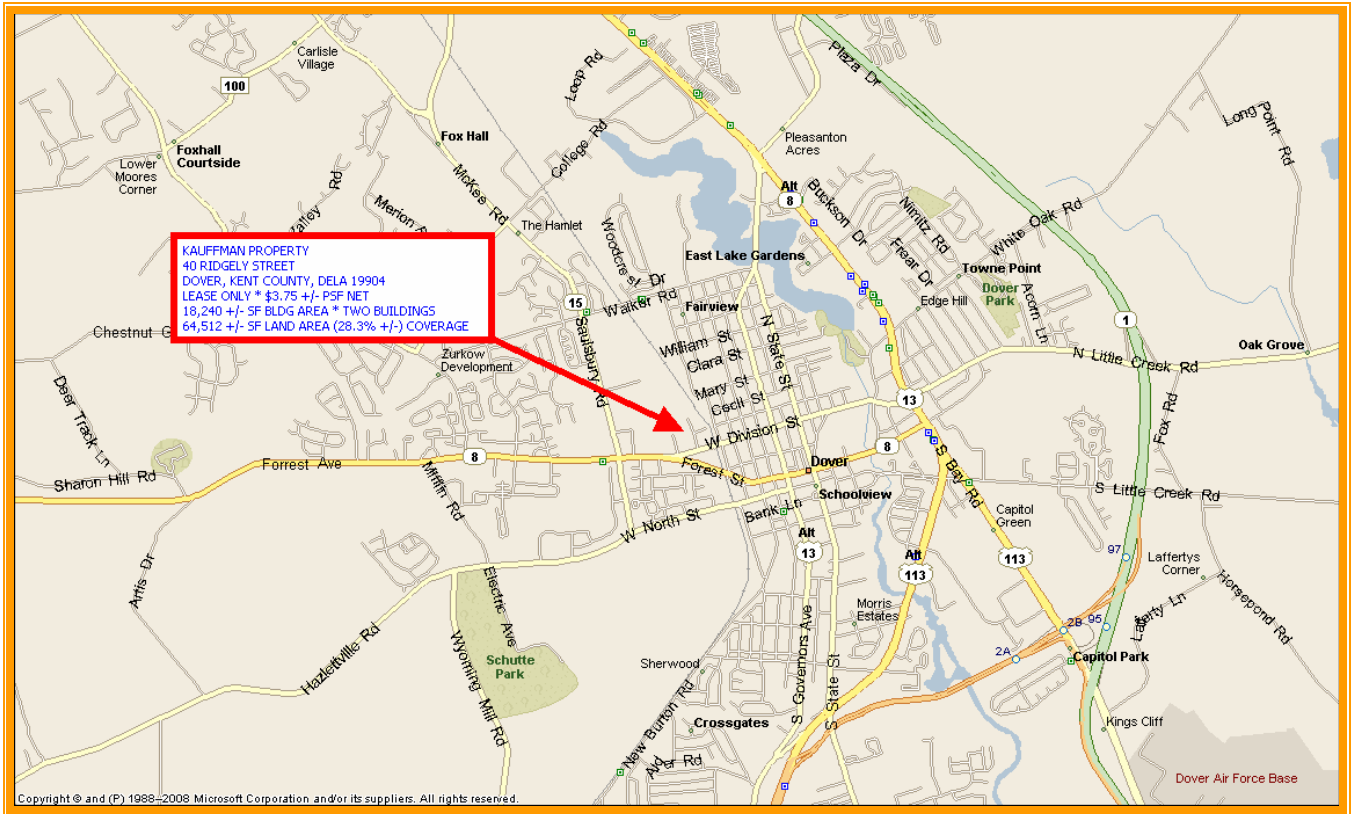
Tax Map Identification ED05-076.08-01-26.01

Deed Reference D299 - 136

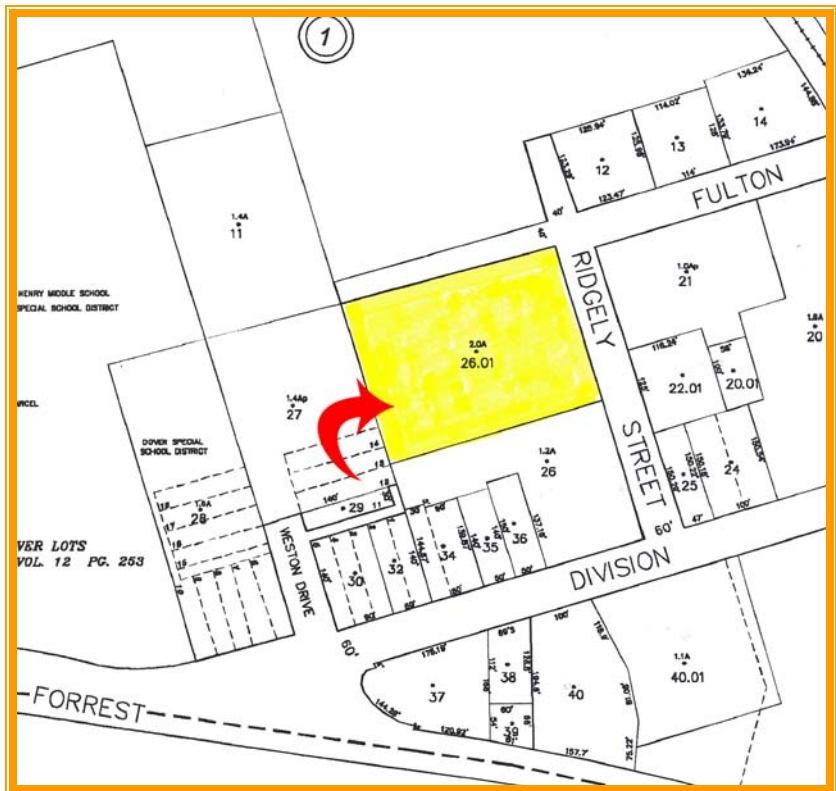
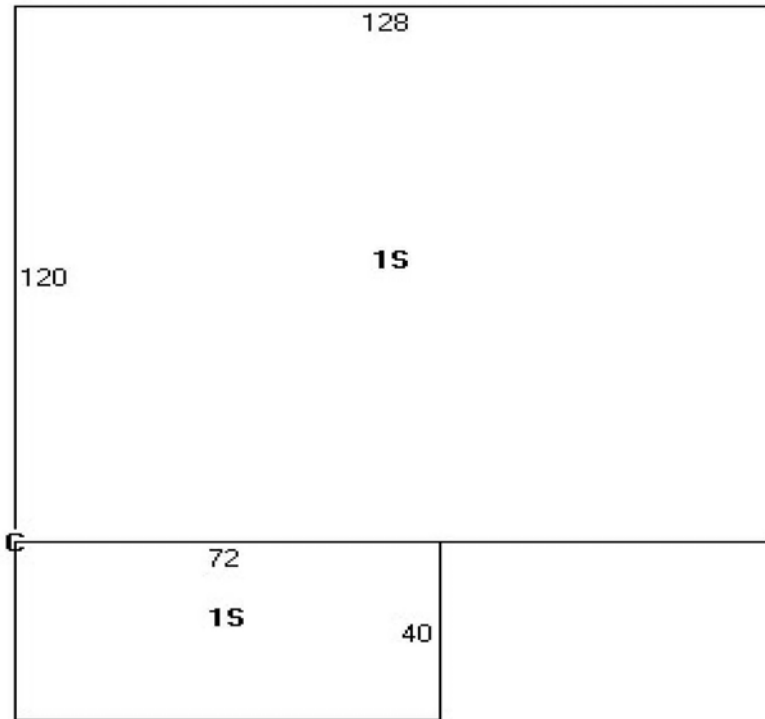
Zoning M, Manufacturing, City of Dover

Land Area		64,512	sq ft +/-	1.481	acre
Frontage	177.25	ft +/-			
Depth	352.60	ft +/-			
Bldg Area (sq ft)	18,240	sq ft +/-			
LARGE BUILDING		15,360	sq ft +/-	84.21%	
SMALL BUILDING		2,880	sq ft +/-	15.79%	
Coverage Ratio		28.27%			
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$304,900	\$16.72	\$0.330	\$1,006.17	\$0.06	PROPERTY
\$304,900	\$16.72	\$0.000	\$0.00	\$0.00	BID II
\$304,900	\$16.72	\$0.330	\$1,006.17	\$0.06	TOTAL
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$99,200	\$5.44	\$1.8519	\$1,837.08	\$0.10	
TOTAL PROPERTY TAX			\$2,843.25	\$0.16	

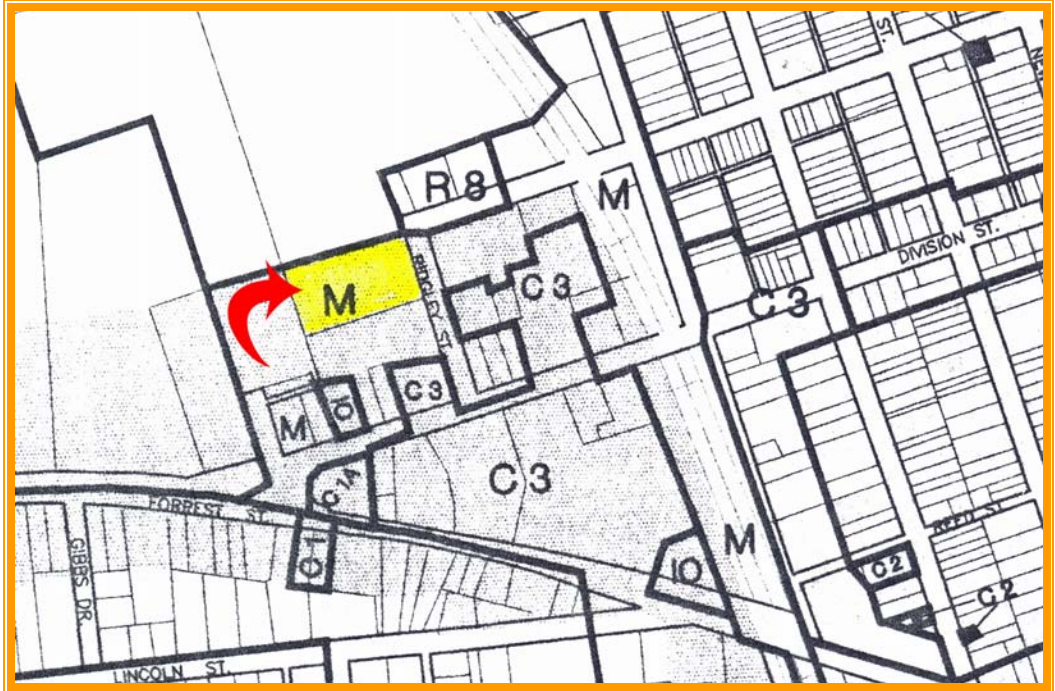
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PAGE 1 OF 6 PAGES



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 PAGE 2 OF 6 PAGES**



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PAGE 3 OF 6 PAGES



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PAGE 4 OF 6 PAGES



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PAGE 5 OF 6 PAGES**

