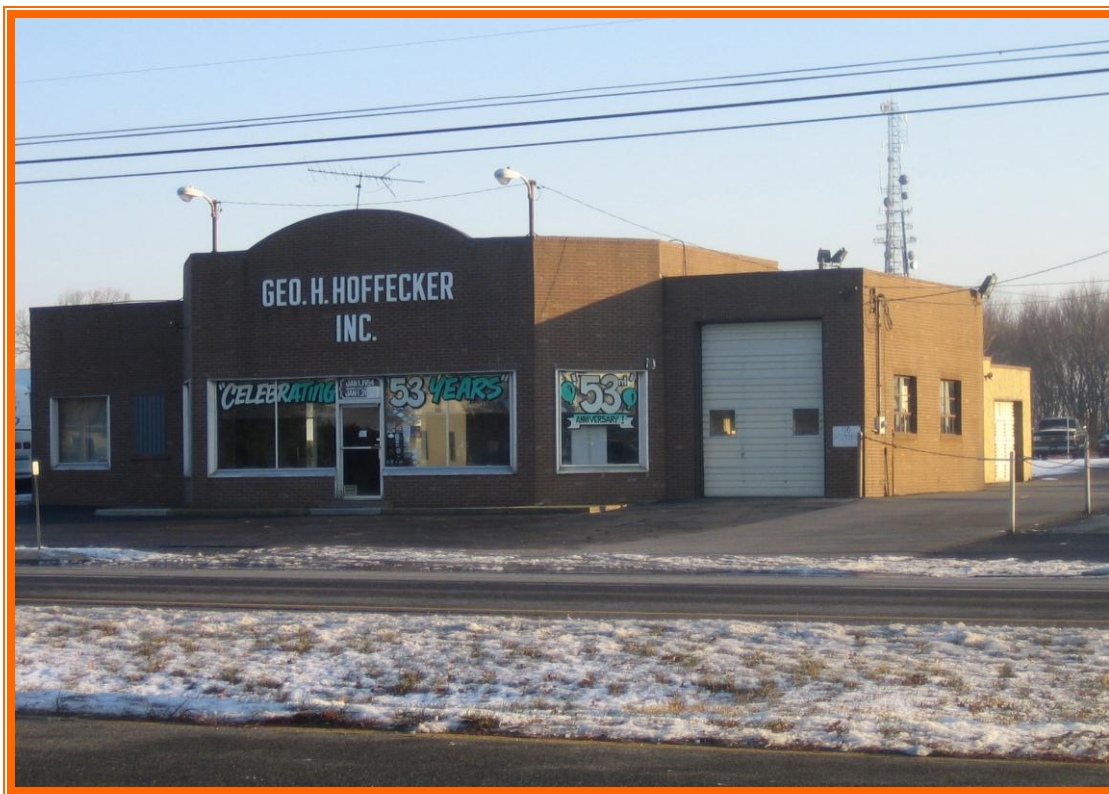


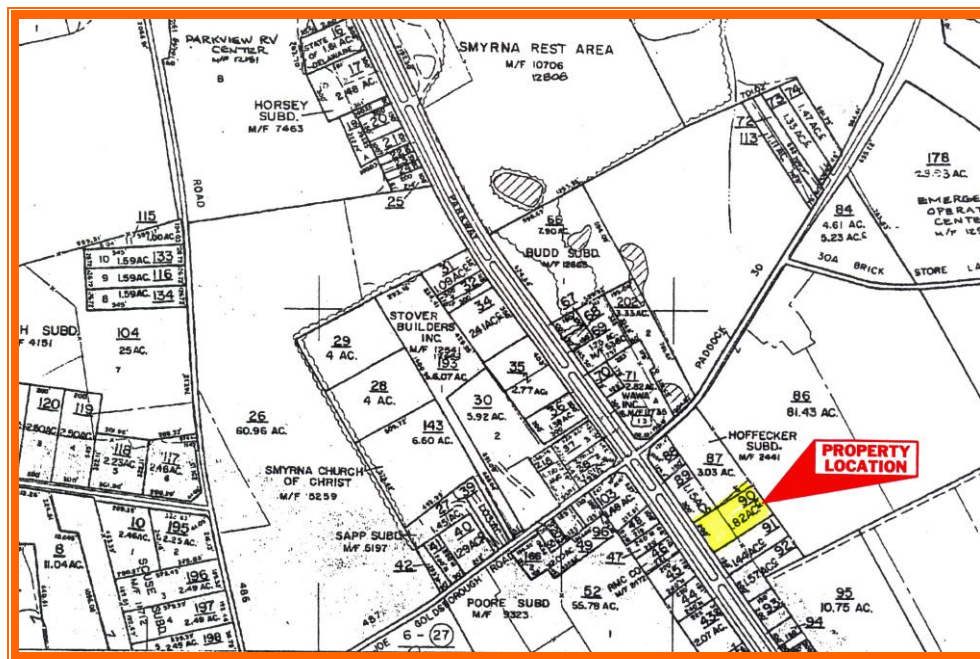
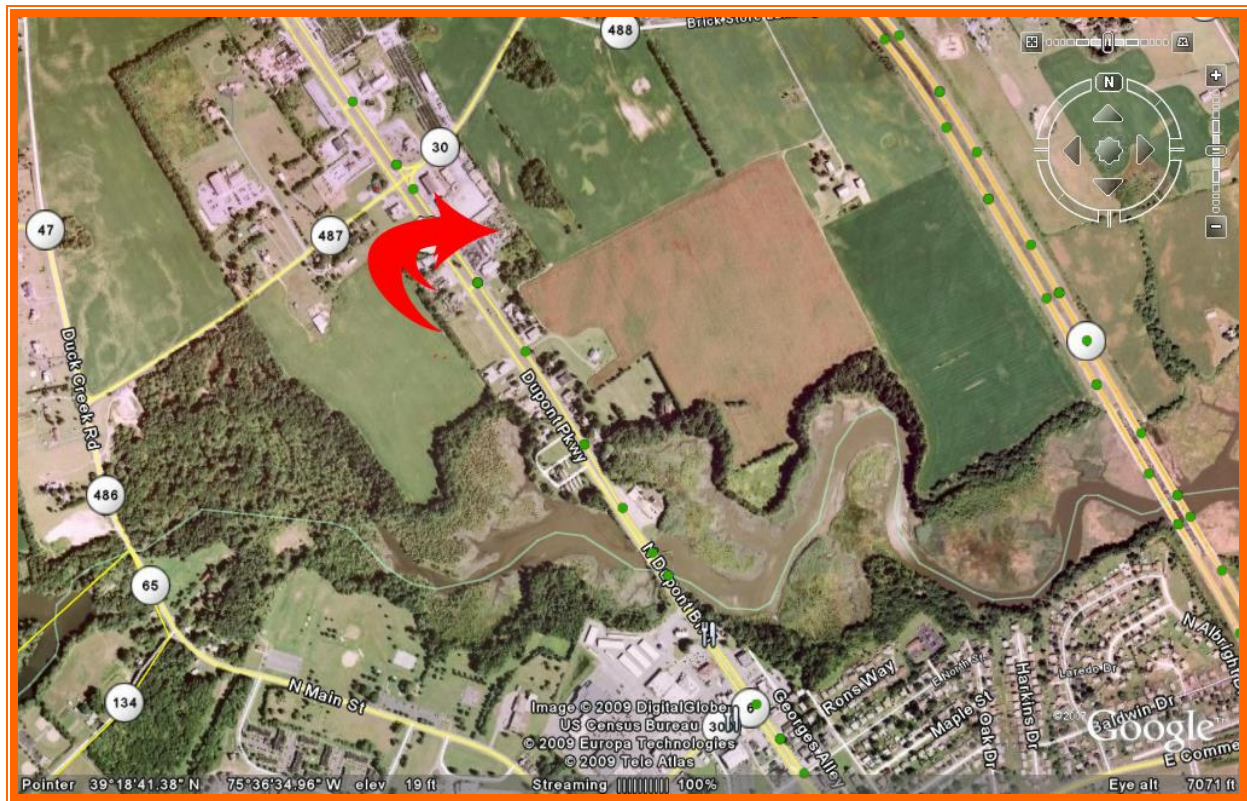
Hoffecker Property
5722 North Dupont Pkw, Smyrna, New Castle County, Delaware 19977
OFFICE FILE #29060 / MLS # 5476536



REDUCED SALE PRICE: \$ 749,900

6,200 Square Foot Building On 1.8 Acres
Automotive Show Room And Shop
Annexed Into The Town Of Smyrna
Partially Fenced With Room For Expansion
200 Feet Of Frontage On Route 13
OWNERS RETIRING

Established Family Automotive Business For Over 50 Years



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.

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Tax Map Identification 15-022.00-090

Deed Reference 20020905 0086124

Census Tract 169.02

Zoning Highway Commercial - Town Of Smyrna

Land Area	79,279 Sq Ft	sq ft +/-	1.82 acres
Frontage	200.00	ft +/-	
Depth	397.00	ft +/-	

Bldg Area (sq ft)	6,200	sq ft +/-
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Showroom	2,224	sq ft +/-	35.87%
Shop	3,990	sq ft +/-	64.35%

**County Tax
Assessment**

\$84,200

PSF

\$13.58

Rate

\$1.6524

Tax

\$1,391.32

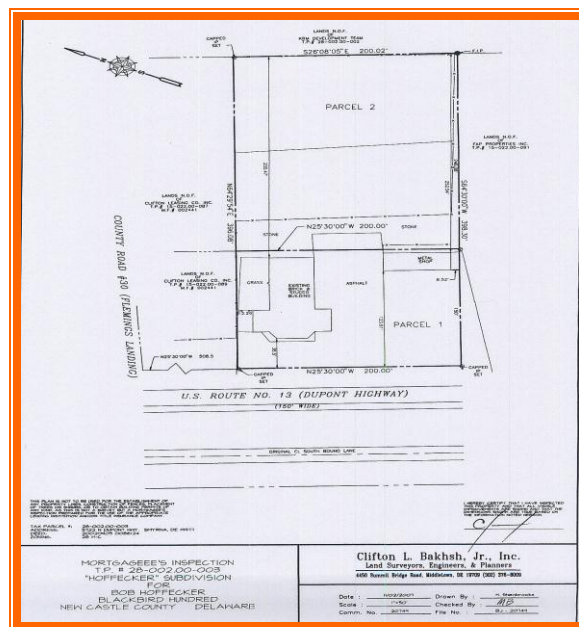
PSF

\$0.22

TOTAL PROPERTY TAX

\$1,652.40

\$0.27



For Additional Information Contact:

CHUCK SPIEGELMAN
MCGINNIS COMMERCIAL REAL ESTATE
OFFICE: 302-736-2710
FAX: 302-736-2715
CELL: 302-632-0859
E MAIL: cs@mcginnisrealty.com

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