

LIMOUSINES UNLIMITED PROPERTY
12600 SOUTH DUPONT HIGHWAY, FELTON, KENT COUNTY, DELAWARE 19943

OFFICE FILE# 212155 MLS# 6060491

FOR SALE - PRICE REDUCED

GENERAL BUSINESS, RETAIL, MEDICAL OR PROFESSIONAL OFFICE PROPERTY



SALE PRICE \$ 249,900 * \$ 178,500 +/- PER ACRE

CURRENT USE IS LIMOUSINE SERVICE (BUSINESS IS NOT FOR SALE)

MULTI USE RETAIL, OFFICE, MEDICAL OR GENERAL BUSINESS PROPERTY

STAND ALONE BUILDING WITH ON SITE PARKING

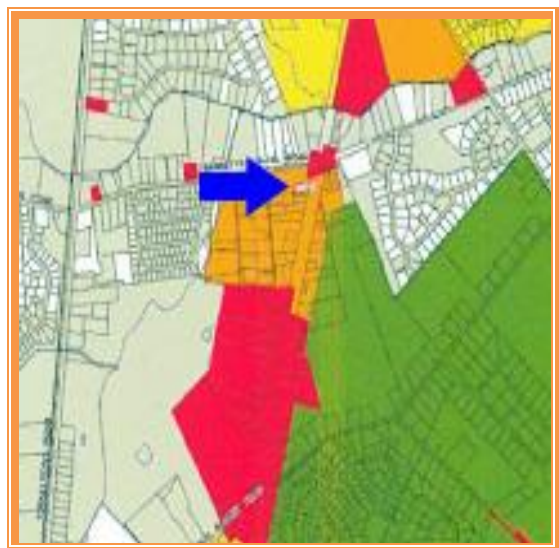
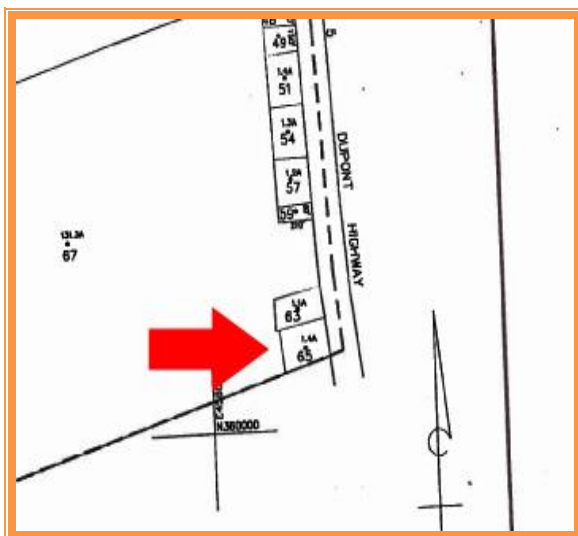
VERY VISIBLE HIGHWAY LOCATION

1.4 ACRES ON BUSY ROUTE 13 IN FELTON DELAWARE

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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12600 S. DUPONT HIGHWAY
FELTON, KENT COUNTY, DE 19943
August 1, 2014

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|-------------------------------|---|
| Tax Map Identification | SM-00-138.00-02-65.00 |
| Deed Reference | D2076 184 |
| Zoning | BN Neighborhood Business Kent County |
| Land Area | 60,984 Sq Ft / 1.4 Acres |
| Frontage | 225.00 ft +/- |
| Depth | 275.00 ft +/- |
| Bldg Area (sq ft) | 980+/- |
| Parking Spaces | 15+ |
| County Tax Assessment | \$40,600 |
| County Tax 2013 | \$640.59 |
| TOTAL PROPERTY TAX | \$640.59 |





FOR ADDITIONAL INFORMATION CONTACT:

**CHUCK SPIEGELMAN, ASSOCIATE BROKER
MCGINNIS COMMERCIAL REAL ESTATE**

OFFICE: 302-736-2710

FAX: 302-736-2715

MOBILE: 302-632-0859

EMAIL: cs@mcginnisrealty.com

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