



555 East Loockerman St.
Dover, Delaware 19901

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www.mcginnisrealty.com

MEISEL PROPERTY

1665 – 1671 SOUTH DUPONT HWY * DOVER, KENT COUNTY, DELAWARE 19904

OFFICE FILE # 211135 * MLS # 5951730



SALE PRICE \$ 175,000 * \$ 77 +/- PER SQUARE FOOT BLDG AREA * \$8.64 PSF LAND AREA

PARCEL 70

ED00 - 086.13 - 01 - 70.00	1665 South DuPont Hwy	1,174	SF +/-	BLDG	RETAIL/OFFICE
		9,000	SF +/-	LAND	
		60	FF +/-	LAND	

PARCEL 71

ED00 - 086.13 - 01 - 71.00	1671 South DuPont Hwy	1,114	SF +/-	BLDG	RETAIL/OFFICE
		11,250	SF +/-	LAND	
		75	FF +/-	LAND	

PROPERTY CAN BE SUBDIVIDED

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Tax Map Identification ED00 - 086.13 - 01 - 70.00
ED00 - 086.13 - 01 - 71.00

Deed Reference D3495 - 213

Zoning BG, General Business, Kent County

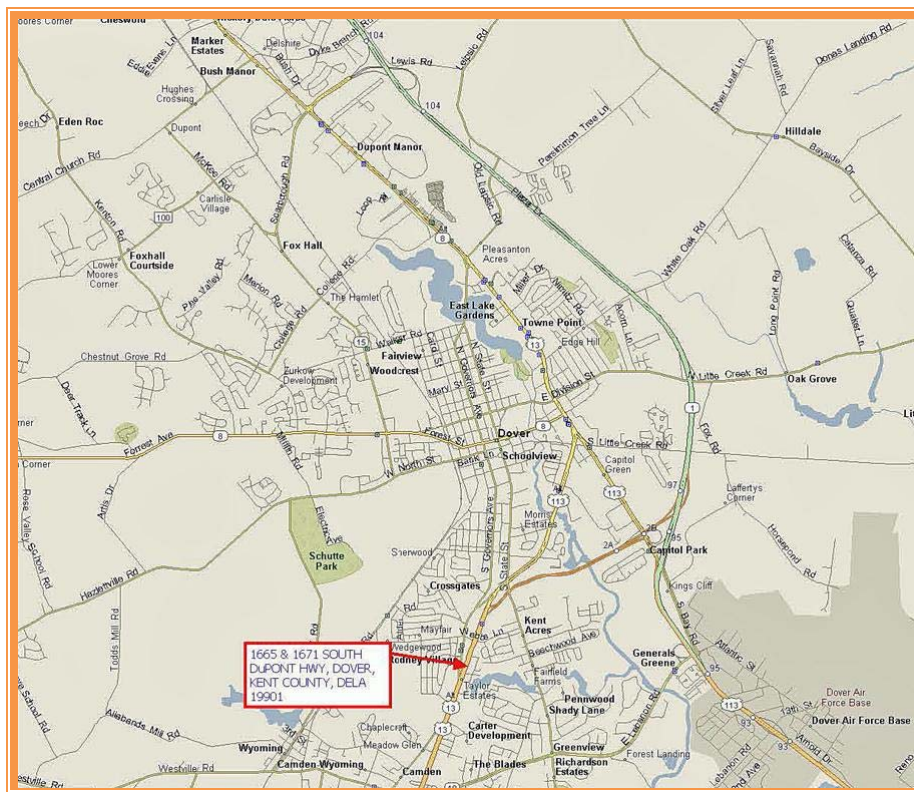
Census Tract 416

Flood Hazard Map 10001C0169H; May 5, 2003; Zone X

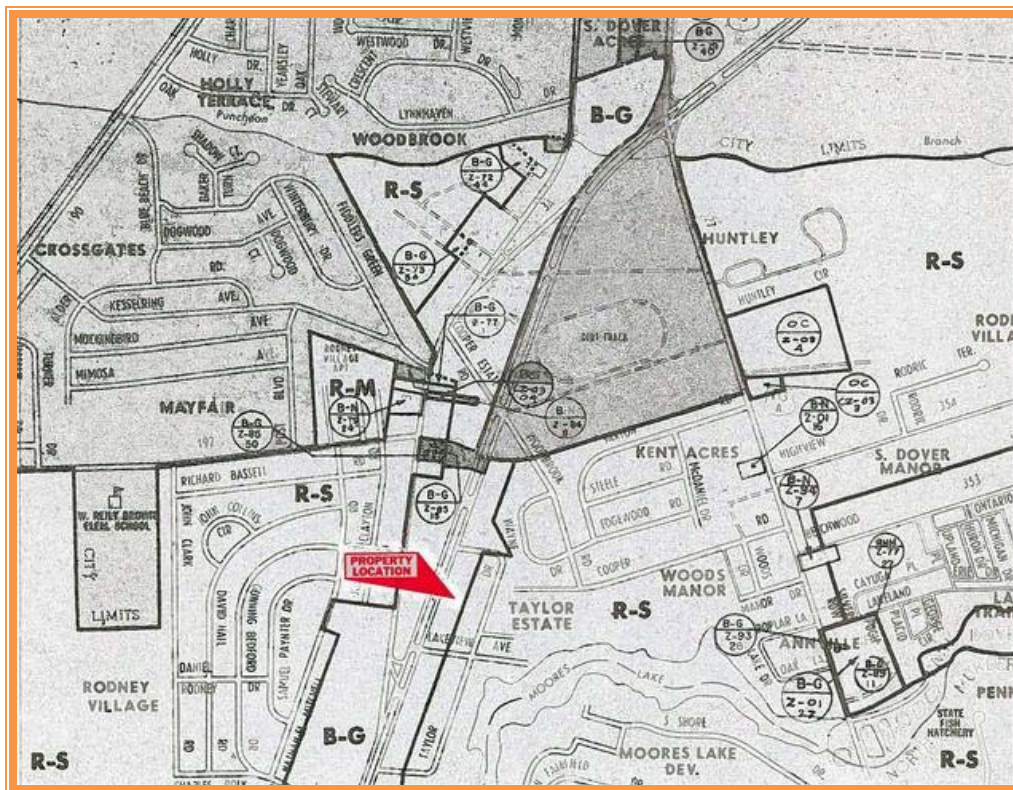
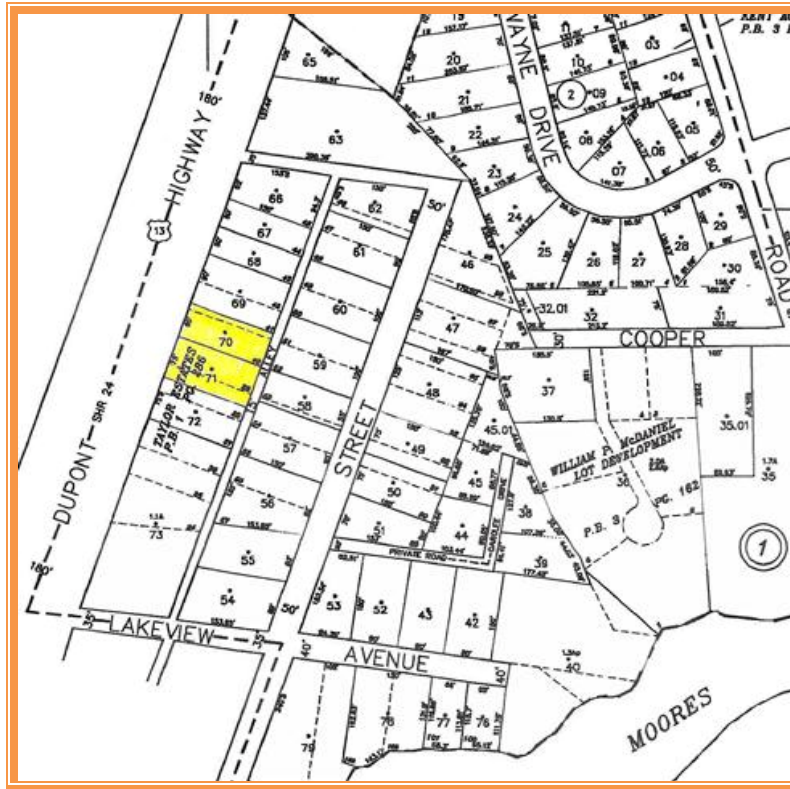
Land Area, PARCEL 70		9,000	sq ft +/-	0.207	acre
	Frontage	60.00	ft +/-		
	Depth	150.00	ft +/-		
Land Area, PARCEL 71		11,250	sq ft +/-	0.258	acre
	Frontage	75.00	ft +/-		
	Depth	150.00	ft +/-		
Land Area, TOTAL AREA		20,250	sq ft +/-	0.465	acre
	Frontage	135.00	ft +/-		
	Depth	150.00	ft +/-		
Bldg Area (sq ft) * 1665 S DuPONT		1,174	sq ft +/-		
Bldg Area (sq ft) * 1671 S DuPONT		1,114	sq ft +/-		
Bldg Area (sq ft) * TOTAL BLDG AREA		2,288	sq ft +/-		
Coverage Ratio		11.30%			
Parking Spaces		12			
Parking Ratio		1.57	per 300 sf		
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$31,500	\$26.83	\$1.6881	\$531.75	\$0.23	PARCEL 70
\$31,000	\$27.83	\$1.6881	\$523.31	\$0.23	PARCEL 71
\$62,500	\$27.32	\$1.6881	\$1,055.06	\$0.46	Total County Tax
TOTAL PROPERTY TAX			\$1,055.06	\$0.46	TOTAL PROPERTY TAX

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2010 AADT	Year Last Count	Traffic Group
K 24	US. 13, S. DUPONT HW	4.96	N. CAMDEN LIMITS	37129	00	2
K 24	US. 13, S. DUPONT HW	5.24	CABOOSERD., RD. 4A	35814	00	2
K 24	US. 13, S. DUPONT HW	5.51	U.S. 13A, RD. 4	35814	00	2
K 24	US. 13, S. DUPONT HW	5.86	U.S. 13A, S. GOVERNO	45029	04	2
K 24	US. 13, S. DUPONT HW	6.25	S. DOVER LIMITS	41973	08	2
K 24	US. 13, S. DUPONT H	6.46	PUNCHEON RUN NB 13 R	41153	00	2
K 24	US. 13, S. DUPONT HW	6.85	STATEST., RD. 25	34701	04	2
K 24	US. 13, S. DUPONT HW	8.25	COURT ST., RD. 67	38004	00	2
K 24	US. 13, S. DUPONT HW	8.44	BAYRD., RD. 7	24353	10	2

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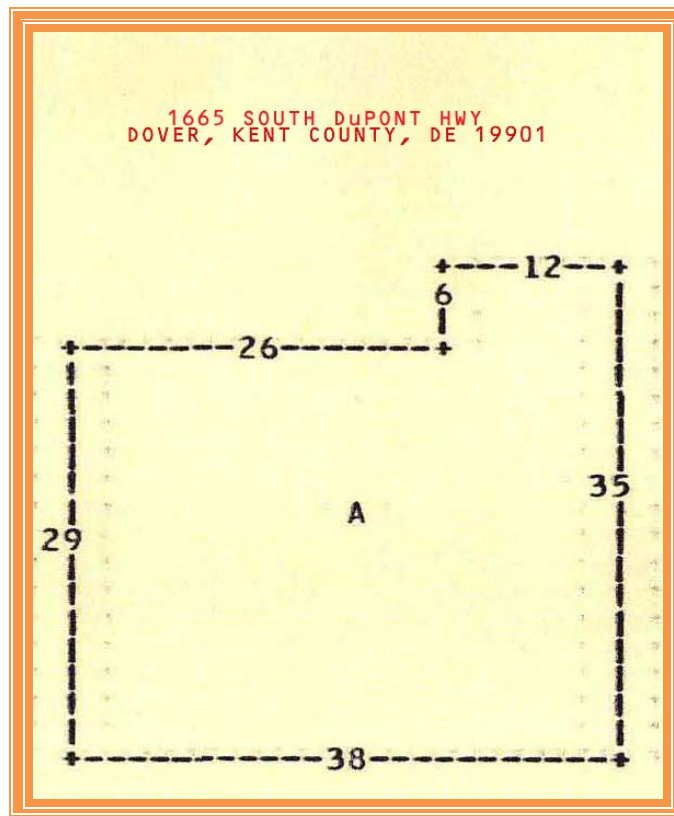
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**1665 SOUTH DuPONT HWY
FRONT VIEW FACING WEST**

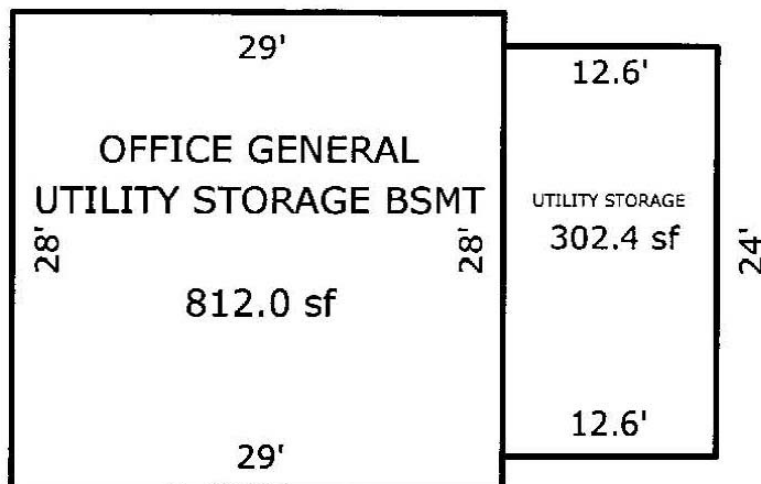


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**1671 SOUTH DuPONT HWY
REAR VIEW FACING EAST**



**1665 SOUTH DuPONT HWY
REAR VIEW FACING EAST**

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