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## **WOLF POINT OFFICE PROPERTY**

**3488 SOUTH DUPONT HIGHWAY, SMYRNA, KENT COUNTY, DELAWARE 19977**

OFFICE FILE# 211139 MLS# 5996212

## **FOR SALE OR LEASE**

### **RETAIL OR PROFESSIONAL OFFICE PROPERTY**



**SALE PRICE \$ 329,000 \* (\$ 187.00 +/- PER SQUARE FOOT)**

**LEASE PRICE \$1,950 PER MONTH \* (\$ 13.30 PER SQUARE FOOT)**

**MULTI USE RETAIL / OFFICE / PROFESSIONAL BUILDING**

**STAND ALONE BUILDING WITH ON SITE PARKING**

**CONVENIENT HIGHWAY LOCATION WITH HIGH TRAFFIC COUNT**

**MANY UPGRADES INCLUDING FULL KITCHEN AND BATHROOM**

**INCLUDES 5 OFFICES, RECEPTION AREA, ROOM FOR EXPANSION**

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION  
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PAGE 1 OF 3 PAGES**

**WOLF POINT OFFICE PROPERTY**  
**3488 SOUTH DUPONT HIGHWAY**  
**SMYRNA, KENT COUNTY, DE 19977**  
**February 1, 2012**

**Tax Map Identification** DC-00-02804-01-3900

**Deed Reference** D3123 0065

**Zoning** BG BUSINESS  
GENERAL  
KENT COUNTY

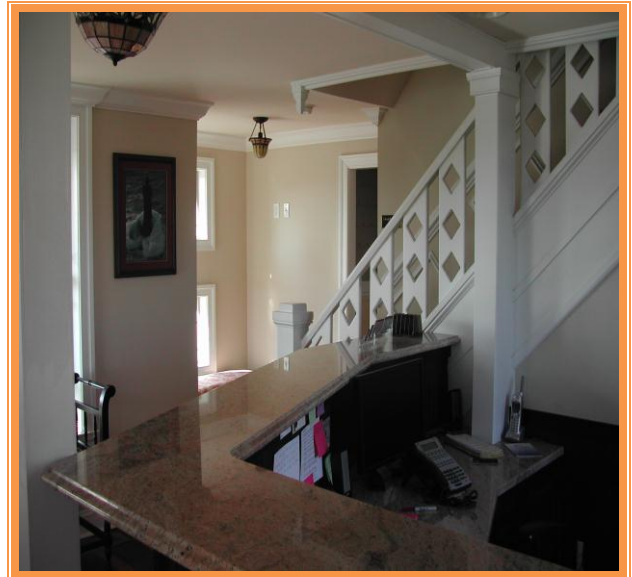
**Land Area** 19,315  
**Frontage** 107.00 ft +/-  
**Depth** 180.00 ft +/-

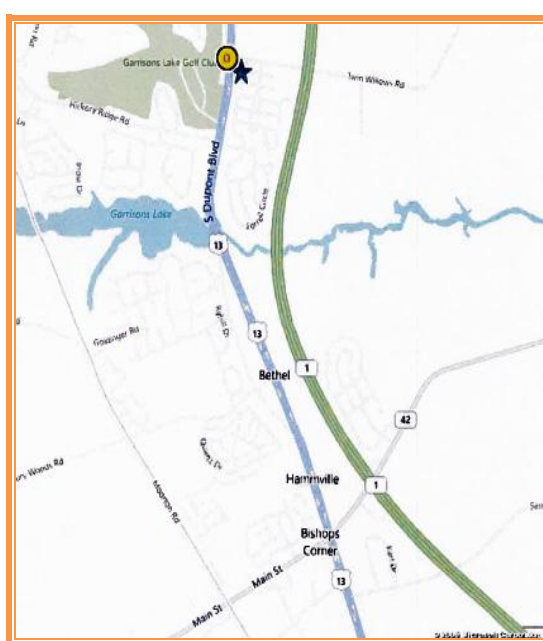
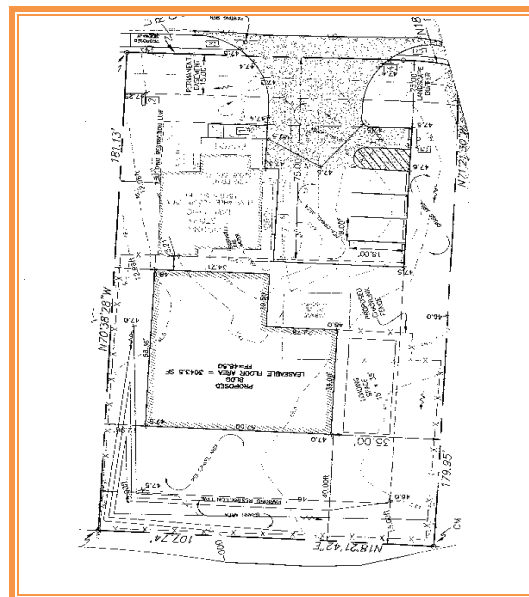
**Bldg Area (sq ft)** 1,760

**Parking Spaces** 10+

**County Tax 2011** \$226.20

**TOTAL PROPERTY TAX 2011** \$1,311.74





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PAGE 3 OF 3 PAGES**