



## **NEW CASTLE FITNESS CENTER**

- INCOME OR DEVELOPMENT PROPERTY-**
- FOR SALE. \$4.5m. ZONED C.R.-**
- UP TO 9.65 CAP ON LEASEBACK WITH UPSIDE-**
- 2150 NEW CASTLE AVE. NEW CASTLE, DE 19720**

**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**



- 1.58 ACRES. 25,770 +/- SQFT FACILITY -

-JOIN STARBUCKS, ROYAL FARMS, COURTYARD BY MARRIOTT-

- OTHER NATIONAL CHAINS AT ADJACENT PROPERTIES -

- 2023 TOTAL COUNTY TAX \$17,113 -





JEFF SPIEGELMAN- Sales Agent

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— TWO POOLS. ONE HOT TUB. SAUNA AND STEAM —

— MULTIPLE FITNESS AREAS —

—TURN-KEY BUSINESS. \$435,100 PROPOSED NOI —







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— MULTIPLE FITNESS AND ACTIVITY ROOMS—

— MULTIPLE LOCKER ROOMS —

— OFFICES AND CONFERENCE AREAS —







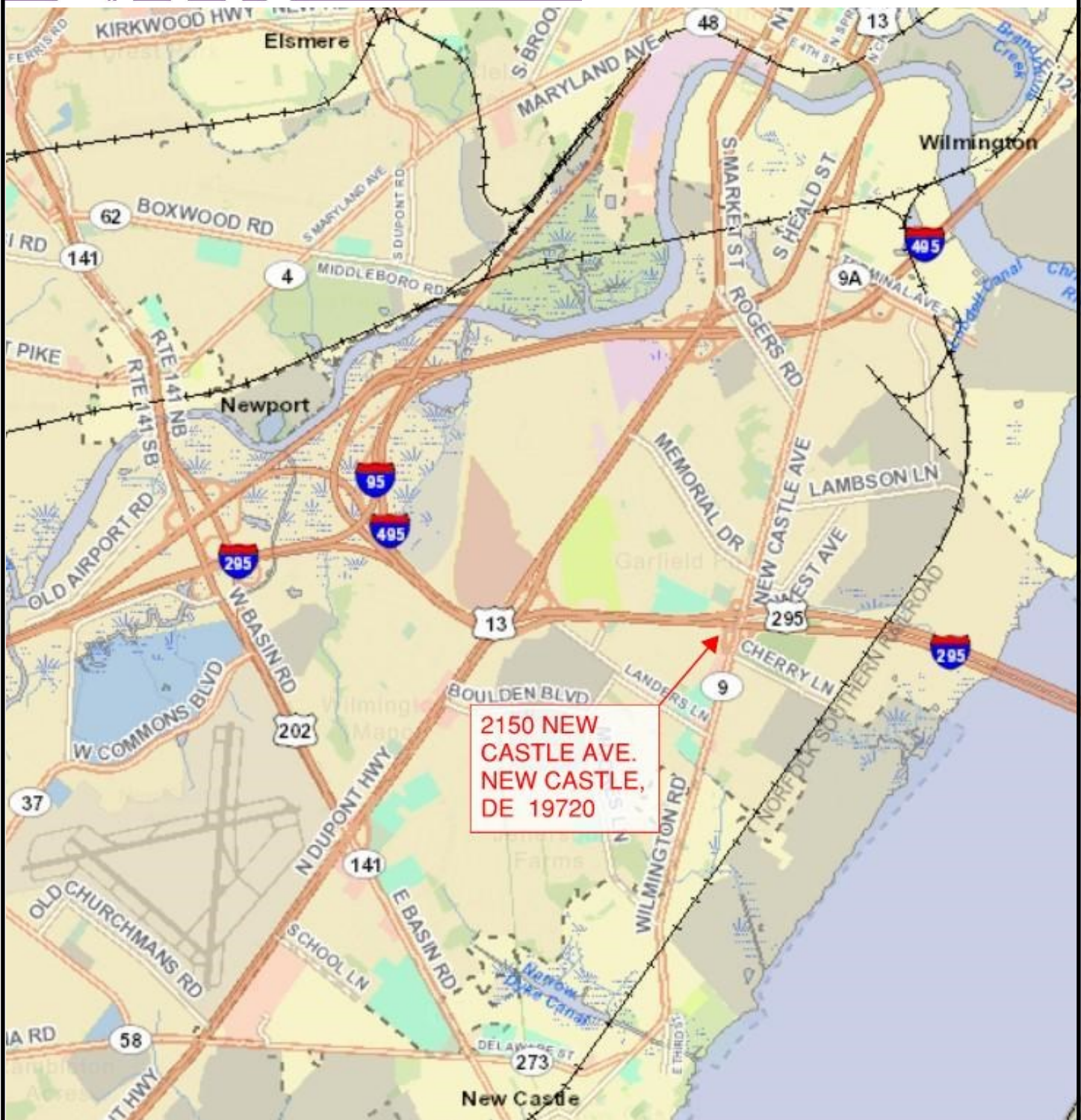
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- RECENT RENOVATIONS -  
- FITNESS AND SWIM BUSINESSES CAN BE SEPARATED -







— OUTSTANDING TRANSPORTATION ACCESS —

— LOCATED ON ONE OF THE BUSIEST ROADS IN THE STATE —

— I-95, ILG AIRPORT, NJ TURNPIKE, AND RAIL ALL LESS THAN 4 MILES —





-CORNER OF I-295 AND RT9. 127,541 AADT-

-LAST EXIT BEFORE DELAWARE MEMORIAL BRIDGE-

-FIRST EXIT IN DELAWARE FROM NEW JERSEY-

-2.5 MILES NORTH TO WILMINGTON. 25 MILES TO PHILADELPHIA-



**-CLOSE TO MAJOR NORTHEAST METROPOLITAN AREAS-**

**-EASY ACCESS TO DE MEMORIAL BRIDGE, INTERSTATE 95, AND NJ TURNPIKE-**





## PERMITTED AND LIMITED USES

Permitted Uses and Structures ▼	Zone Permit ▼
Agricultural	Permitted
Clearing	Limited
Farmstead	Prohibited
Farm Market	Limited
Commercial Stables	Prohibited
Residential (Any)	Prohibited
Commercial Apartments	Limited
Religious Facility	Permitted
School	Permitted
Colleges	Permitted
Hospitals	Permitted
Regional Institution	Limited
Neighborhood Institution	Limited
Public Service	Permitted
Adaptive Reuse, Historic Building	Limited
Agricultural Support	Permitted
Bed And Breakfast	Prohibited
Commercial Lodging	Permitted
Commercial Retail	Permitted
Corporate Guest House	Permitted



## PERMITTED AND LIMITED USES (cont.)

Corporate Guest House	Permitted
Craft Alcohol Production	Limited
Drive-In Facility	Limited
Heavy Retail	Permitted
Light Automobile Service	Permitted
Mixed Use	Limited
Restaurant	Permitted
Office	Permitted
Shopping Center	Permitted
Automobile Sales	Permitted
Compost/Landfill	Prohibited
Heavy Industry	Prohibited
Light Industry	Limited
utilities	Limited
Solar Field	Limited
Airport	Prohibited
Communications	Limited
Community Recycling	Limited
Parking Structure/Facility	Limited





COMMERCIAL  
MOVING EXPERIENCE  
REAL ESTATE



The Commercial Moving Experience provides the commercial real estate user, owner and developer with real solutions to their business and operational space requirements. We have earned a reputation for a service-first approach and superior market knowledge. Chuck Spiegelman has Over 20 Years in selling and leasing of industrial, office, flex, retail, land, medical and research & development properties.

Our reach is national, but our expertise is LOCAL market implementation. This allows us to provide seamless, consistent execution and value driven market-to-market commercial real estate services.

Our team understands real estate and accountability. They provide an expert approach to leasing, selling, buying, operational efficiencies, property management, valuation, development, research and consulting.

We are your commercial property strategist providing value and custom solutions, enabling our clients to make profitable decisions. Our comprehensive commercial real estate services are provided to sellers, buyers, owners, tenants, investors, corporations and developers.

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