

## MULTIFAMILY FOR SALE

# 109 SOUTH BEDFORD STREET

Georgetown, DE 19947



### PROPERTY DESCRIPTION

Perfect investment opportunity barely 500' from the circle in downtown Georgetown. Property is zoned for mixed use but currently has two residential tenants occupying both the top and bottom floor units. The building is in good shape and has undergone many recent updates inside and out. There are a few different options with this property. Leases are annual and will be coming up for renewal soon. This property can be used as a residential duplex or a mixed use property with commercial use on the first floor and residential on the second floor or the property next door, 107 N Bedford, could be purchased along side this one. The two properties can be combined and redeveloped into an apartment complex or a larger commercial building. There is plenty of parking and great roadside exposure to fit any needs.

### OFFERING SUMMARY

Sale Price:	\$369,900
Number of Units:	2
Lot Size:	0.2 Acres

### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	205	885	1,800
Total Population	742	3,334	6,497
Average HH Income	\$70,418	\$66,665	\$65,584

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

## MULTIFAMILY FOR SALE

# 109 SOUTH BEDFORD STREET

Georgetown, DE 19947



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

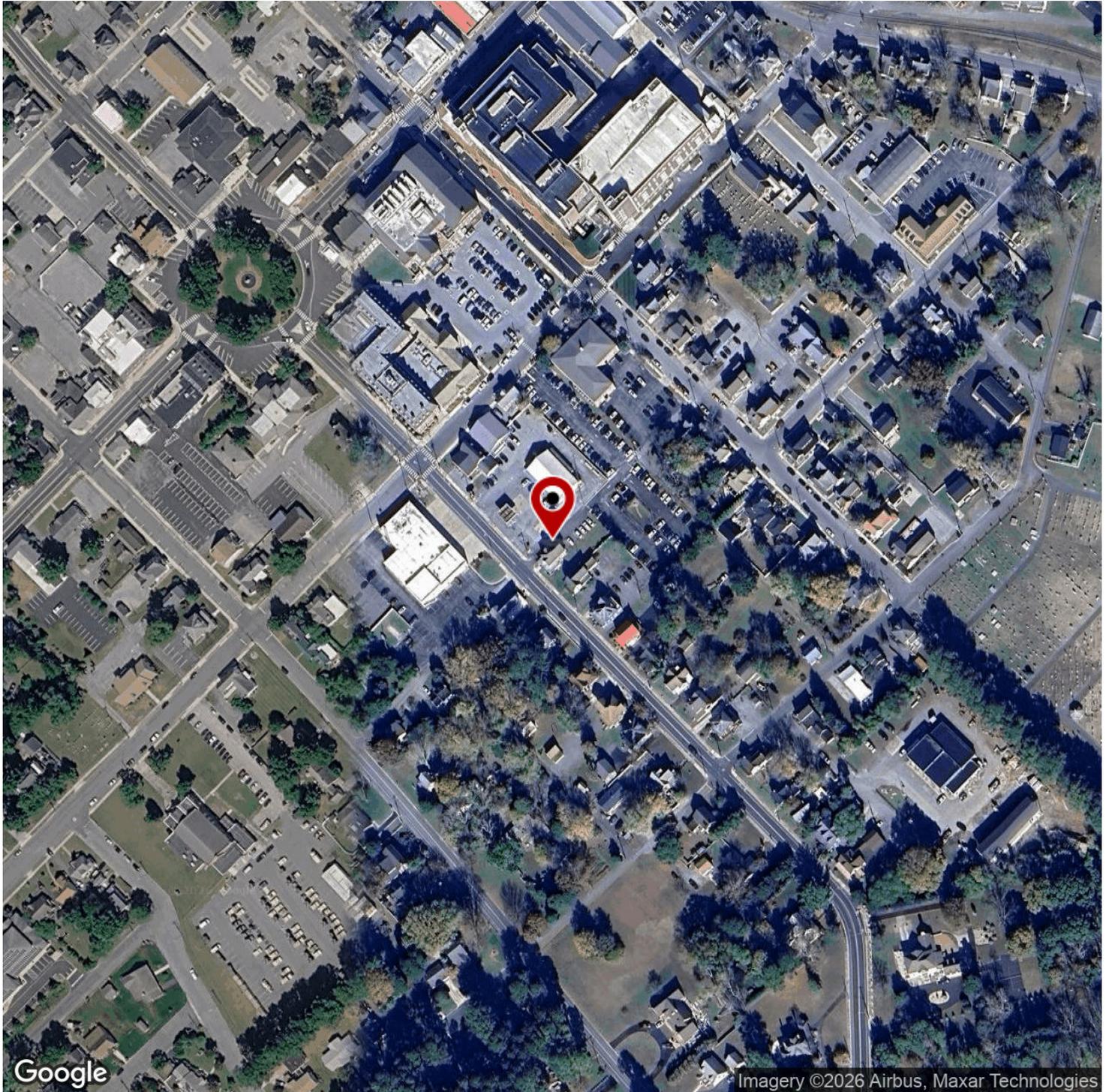
**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated

**MULTIFAMILY FOR SALE**

# 109 SOUTH BEDFORD STREET

Georgetown, DE 19947



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

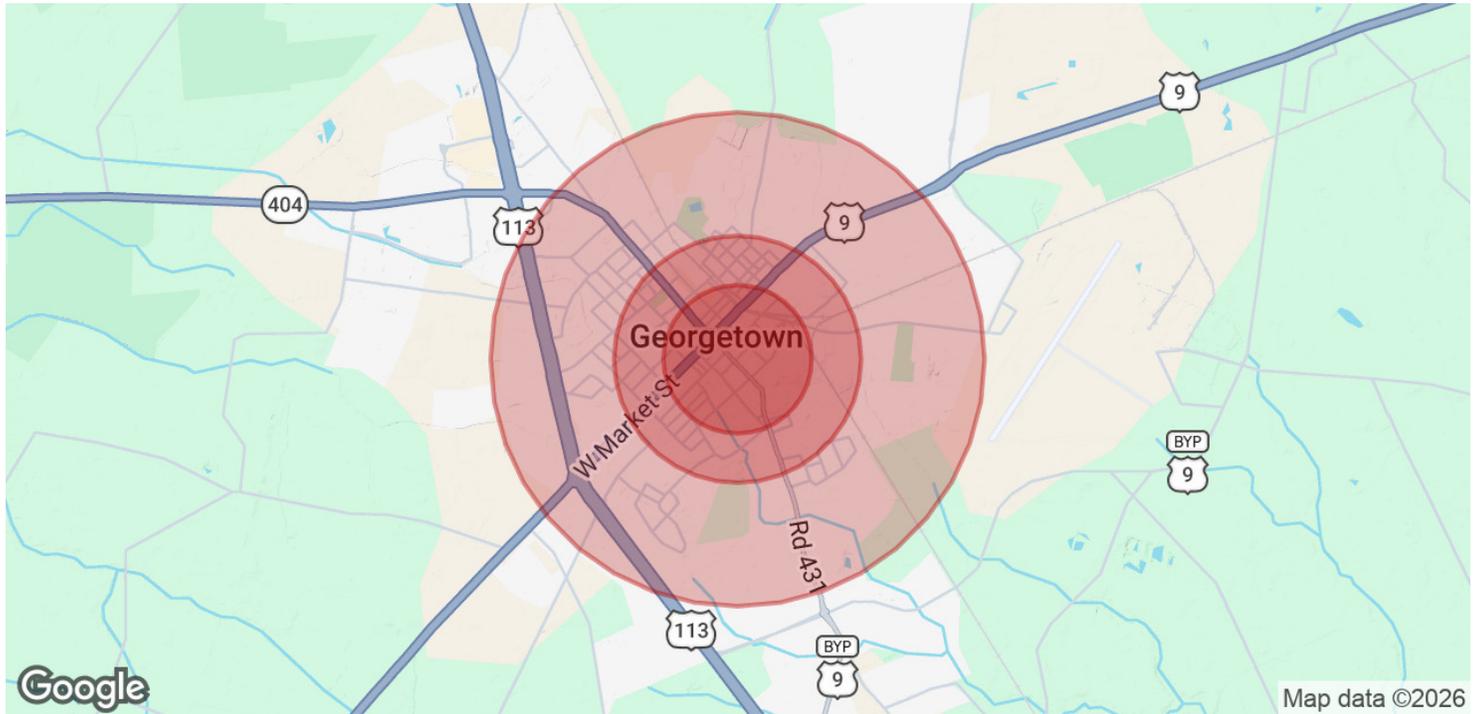
Each Office Independently Owned and Operated

# MULTIFAMILY FOR SALE



# 109 SOUTH BEDFORD STREET

Georgetown, DE 19947



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	742	3,334	6,497
Average Age	36	35	35
Average Age (Male)	35	33	34
Average Age (Female)	38	37	37

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	205	885	1,800
# of Persons per HH	3.6	3.8	3.6
Average HH Income	\$70,418	\$66,665	\$65,584
Average House Value	\$361,673	\$327,848	\$307,030

Demographics data derived from AlphaMap

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**BRET DAVIS**  
Agent  
O: 410.677.0909  
C: 240.994.6481  
bretdavis@kw.com

**KW COMMERCIAL**  
11200 Racetrack Road  
Ocean Pines, MD 21811

Each Office Independently Owned and Operated