

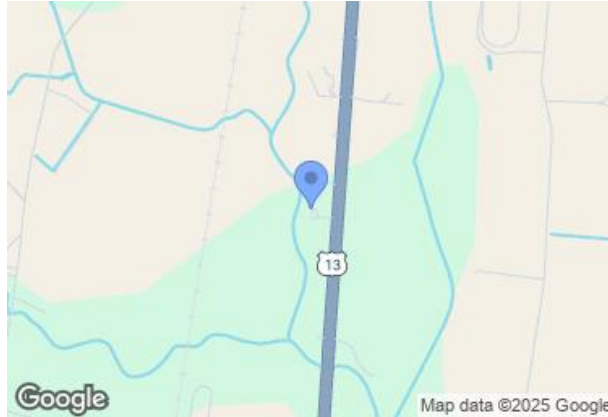
Agent 360

9155 Campbell Ln, Bridgeville, DE 19933

Active

Commercial Sale

\$899,500



MLS #: DESU2089476
Tax ID #: 530-17.00-2.01
Ownership Interest: Fee Simple
Sub Type: Mixed Use
Waterfront: No
Views: Street, Trees/Woods

Available SqFt: 9,610.00
Price / Sq Ft: 93.60
Business Use: Professional
Year Built: 1974
Property Condition: Excellent

Location

County:	Sussex, DE	School District:	Woodbridge
In City Limits:	No	Cross Street:	Sussex Highway
MLS Area:	Northwest Fork Hundred - Sussex, DE County (31012)	Sussex DE Quadrants:	West of Rt 13
Legal Subdivision:	NORTHWEST FORK HUNDRED		
Subdiv / Neigh:	NONE AVAILABLE		

Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
-------------------	----	-----------------------------	----

Taxes and Assessment

Tax Annual Amt / Year:	\$4,228 / 2024	Tax Assessed Value:	2024
County Tax:	\$4,228 / Annually	Historic:	No
Clean Green Assess:	No		
Municipal Trash:	No		

Zoning: B-2
Zoning Description: Business Community

Commercial Sale Information

Business Type:	Professional	Potential Tenancy:	Multiple
Possible Use:	Automotive, Barber/Beauty, Clothing, Commercial, Day Care, Financial, Flex Space, Florist/Nursery, Investment, Mixed, Office, Printing, Professional Service, Residential, Retail, Spa, Special Purpose, Warehouse	Building Total SQFT:	9,610 / Estimated

Building Info

Building Units Total:	3	Construction Materials:	Block, Metal Siding, Mixed, Shake Siding, Vinyl Siding
Building Total SQFT:	9,610 / Estimated	Total Loading Docks:	1
		Total Levelers:	0
		Total Drive In Doors:	3

Lot

Lot Acres / SQFT:	3.16a / 137650sf / Assessor	Lot Size Dimensions:	0.00 x 0.00
Views:	Street, Trees/Woods	Road:	250 / Paved / State
Location Type:	Highway	Lot Features:	Backs to Trees, Partly Wooded

Parking

Car Parking Spaces	10	Features:	Driveway, Paved Parking
Total Parking Spaces	10		

Interior Features

Interior Features: Accessibility Features: 2+ Access Exits

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Baseboard - Electric, Heat Pump-Electric BackUp; Heating Fuel: Electric, Oil; Hot Water: Electric; Water Source: Well; Sewer: On Site Septic

Remarks

Exclusions: Business, Inventory, & Personal Belongings

Agent: 24 Hours Notice. Use Showingtime Link to Schedule. Lockbox for the house is on the front door. Lockbox for the showroom & shop is at the shop entrance. Key for the showroom is a little touchy. You can access the showroom from the shop, if needed.

Public: Rare Opportunity! Commercial acreage with a custom built house, office, and shop. Live where you work, workforce housing, or convert the dwelling to additional office space. The dwelling is roughly 2,500 square feet with 3 Beds and 2 baths with an attached garage and apartment. The office is well appointed with a full bathroom and room for additional offices or showroom space. The shop has loading docks, overhead doors, a half bath, and 3 Phase electric. There is also an equine building for additional space. The location is ideal for north and south business with an existing crossover for easy access in either direction .

Listing Office

Listing Agent: [JAMIE MASTEN](#) (3258161) (Lic# RB-0002925) (302) 422-1850
Listing Agent Email: jamie@mastenrealty.com
Responsible Broker: Jamie Masten (3258161) (Lic# RB-0002925-DE)
Listing Office: [MASTEN REALTY LLC](#) (MASTENBR5) (Lic# RM-0000196)
6103 S Rehoboth Blvd, Milford, DE 19963-2230
Office Manager: DANIELLE DIXON (3257375)
Office Phone: (302) 422-1850 Office Fax:(302) 422-8020

Showing

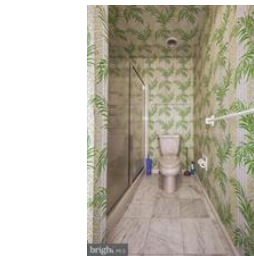
Appointment Phone: (800) 746-9464 [Schedule a showing](#)
Showing Contact: Service
Contact Name: Showingtime
Showing Requirements: 24 Hours Notice, Appointment Only, Lockbox-Combo, Schedule Online, Sign on Property
Cross Street: Sussex Highway
Showing Method: In-Person Only
Directions: Custom Cabinet Shop on Sussex Highway

Showing Provider: ShowingTime
Lock Box Type: Combo
Lock Box Location: Lockbox for the house is on the front door. Lockbox for the showroom & shop is at the shop entrance.

Listing Details

Original Price:	\$899,500	Owner Name:	Gerald & Valerie Campbell
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	35 / 35
Prospects Excluded:	No	Listing Terms:	All Negotiation Thru Lister
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	12/31/25
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	06/26/2025	Seller Concessions:	
Listing Entry Date:	06/26/2025		
Possession:	0-30 Days CD		







The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

© BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by school/district). Any offer

of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 07/30/2025 10:21 AM

