

101-B Brandywine Blvd  
Wilmington, Delaware



Cell # 302-598-9096  
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**FOR SALE**  
**Office Condominium**



***Silverside Medical Park***

***(24,116 sq. ft. situated on 3.34 acres)***

***1403 Silverside Road Suite # 4b Wilmington, Delaware 19810***

***Great Location in densely populated North Wilmington Suburban Neighborhood  
Close to Restaurants, Shopping and good access to Interstate 95***

***Two Story 2,653 Square foot Medical Condominium.***

***First Floor: consists of 1,882 Sq. feet featuring a Spacious Reception and Waiting area.***

***Four Exam Rooms, labs, Two Baths, reception /staff area with counter, private office with bath***

***Second Floor: consists of 771 sq. ft, staff Lunchroom, office space and file storage.***

***Originally two-unit condominium, two electric services two HVAC zones & single water meter.***

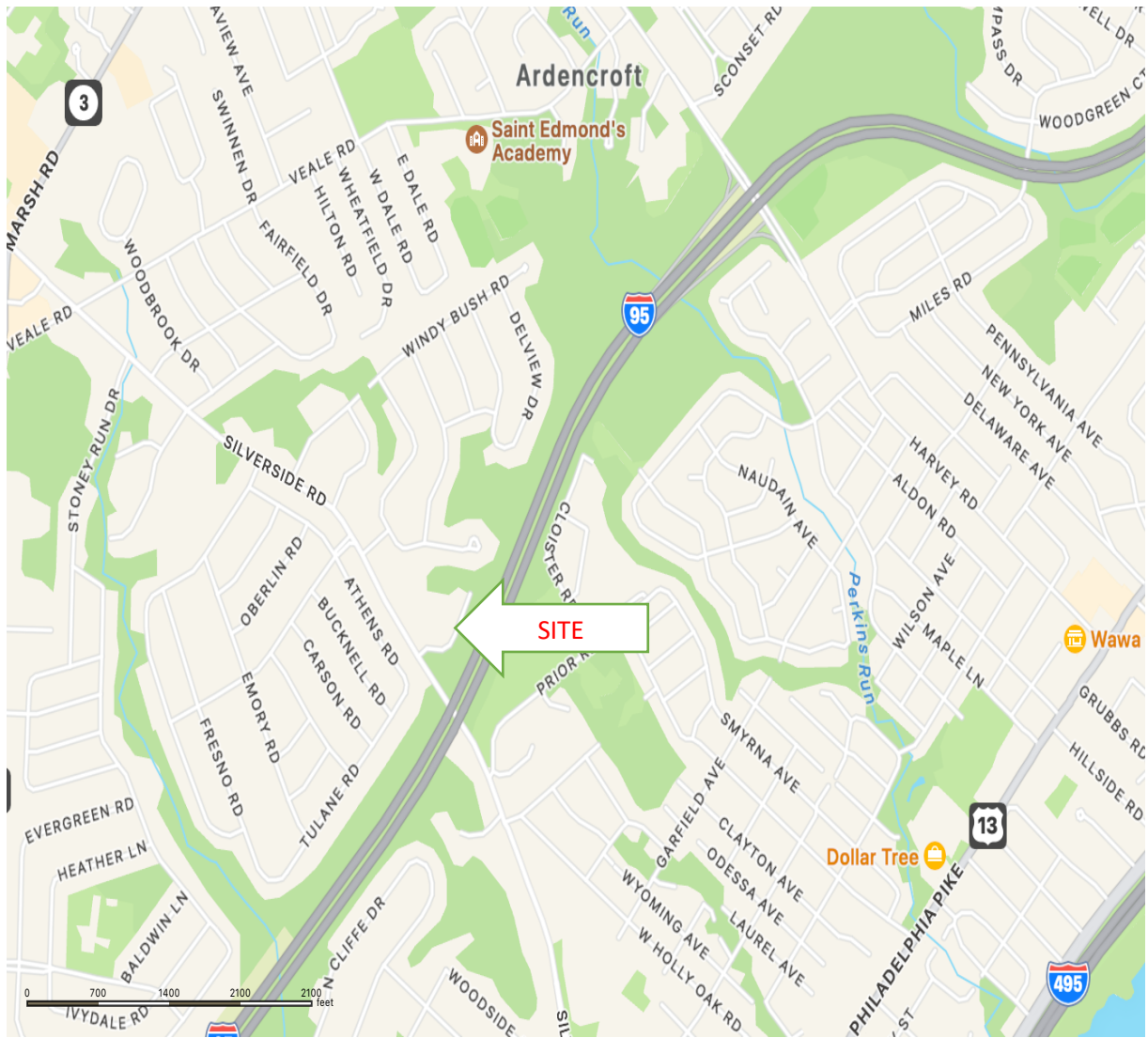
***Ample Parking: 135 spaces or 5.59 spaces per 1000 sq. ft.***

***Base Assessment: \$1,813.58 + Continuing Capitol \$ 1,724.45, Total: \$3,538.03 Quarterly.***

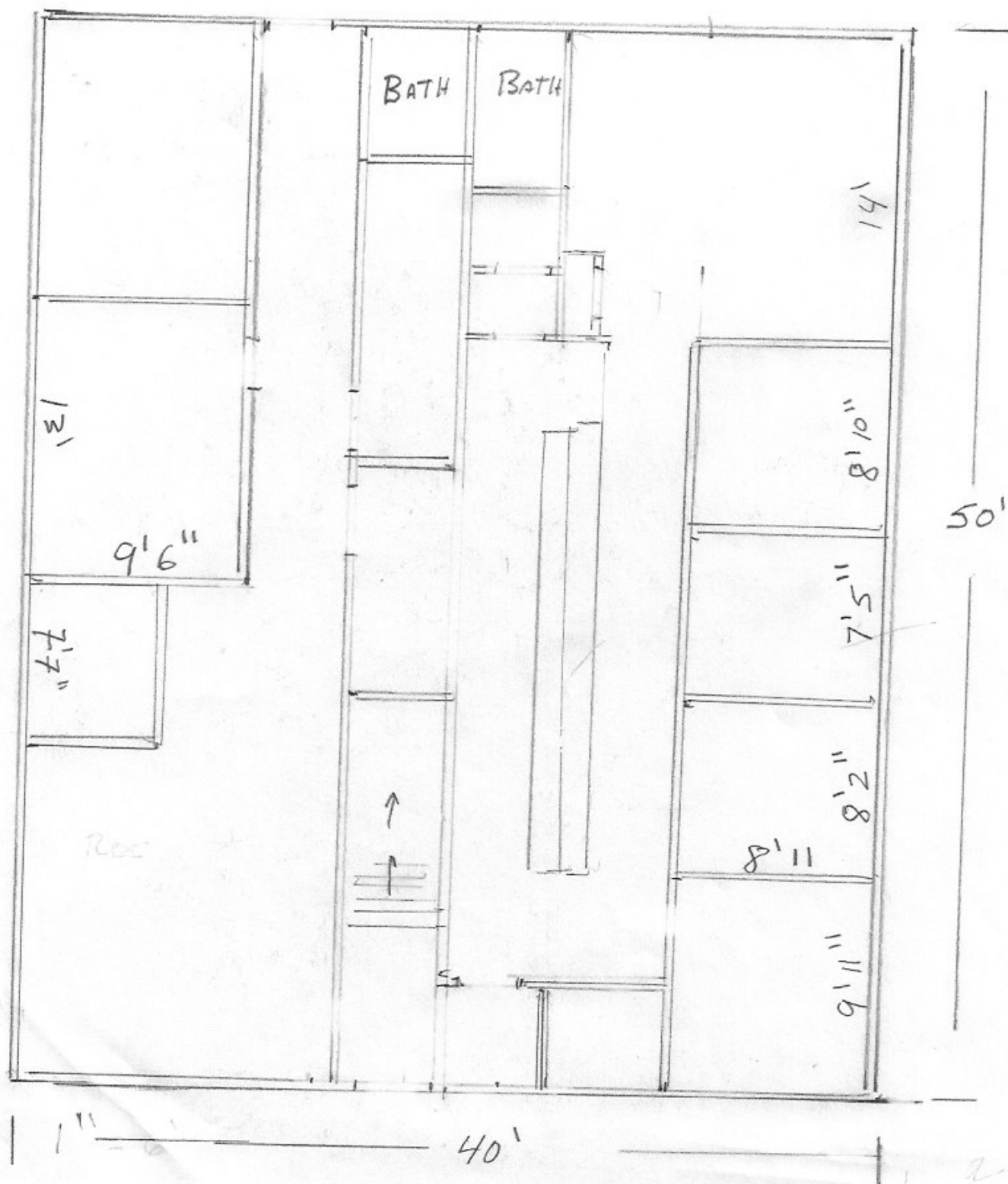
***Purchase Price: \$ 479,000.00 (Possible Sale leaseback)***

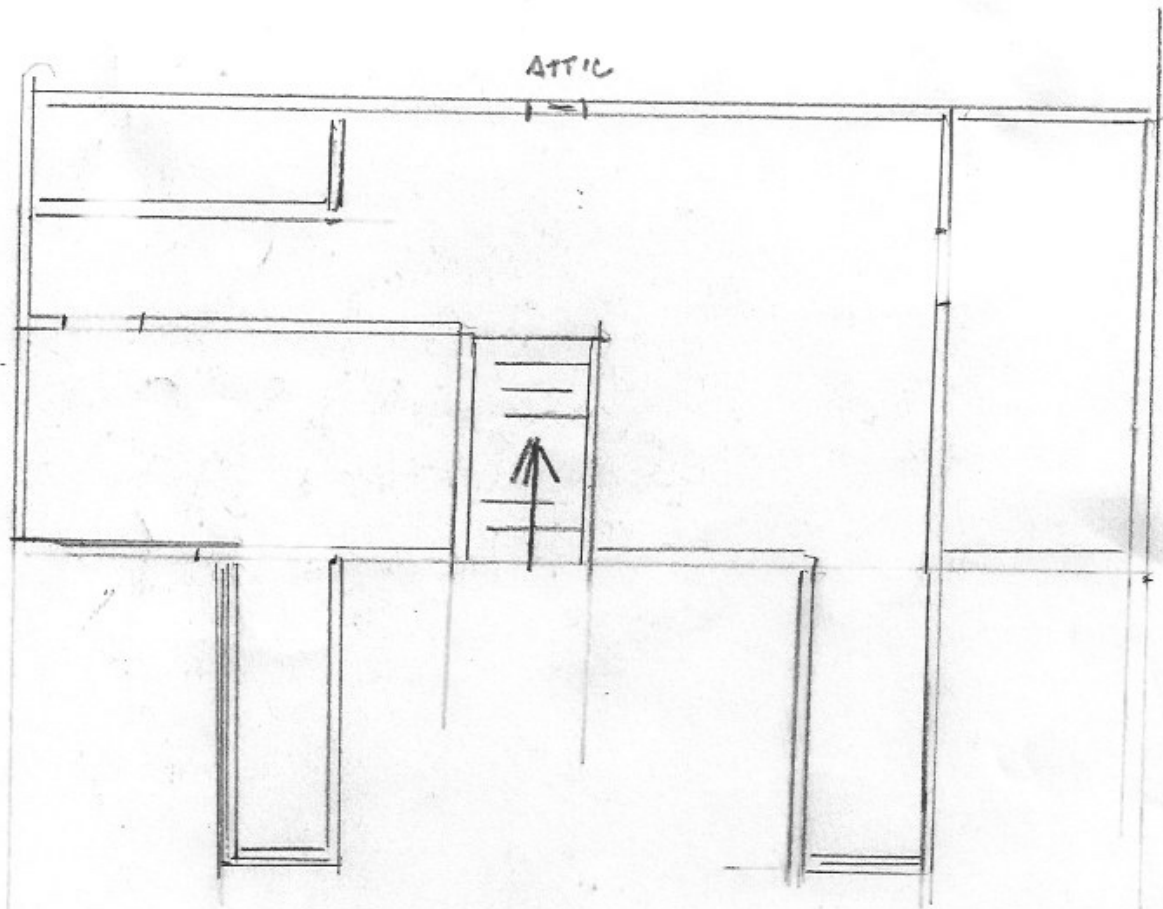
***Contact: Gary M Betty, cell # 302-598-1280 [garymbetty@gmail.com](mailto:garymbetty@gmail.com)***

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1ST FLOOR 1" = 6' NOT EXACT SCALE





2 FLOOR 1" = 6'

1" = 6'

NOT EXACT SCALE