



SALE

4004 S DuPont Hwy

Dover, DE 19901

Asking: \$4,000,000.00

**Retail & Self Storage
Zoning: BG - General
Business, Retail, Office, etc.**



2025 Population:
1 mile radius: 7,027
3 mile radius: 31,683
5 mile radius: 83,362



For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025
Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

205 Philadelphia Pike
Wilmington, DE 19809
(302) 544-9144



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Property Overview

**1.3 Acres zoned BG
+/- 5,600 square feet**

Multi-use commercial property offering diverse income streams. Includes retail units, a profitable mini storage facility, remodeled 3-bedroom apartment, and an oversized workshop/garage.

Low-maintenance and well-positioned, this property is perfect for an investor seeking reliable cash flow with multiple rental opportunities. Excellent visibility and accessibility make it a solid long-term investment.

The Property is currently vacant.

There are no leases affecting the Property at the current time.

The Property is being sold “As Is, Where Is”.



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Property Discription

Prime Location – Multiple Use Commercial Investment Property

This versatile income-producing property offers strong returns with multiple revenue streams.

Retail Space: Approximately 5,600 sq. ft., divided into five retail units, each with its own bathroom and gas HVAC.

Mini Storage Facility: Three buildings totaling 11,200 sq. ft., featuring 54 storage units:

28 units at 10' x 15' 14 units at 10' x 20'

12 units at 12' x 30'

Residential Apartment: Spacious 3-bedroom apartment with 1 bath, a screened porch, and a private backyard.

Workshop/Oversized Garage: Equipped with separate heating and a half bath, offering additional rental or owner-use potential.

This property is low-maintenance with minimal overhead and benefits from its prime location. With retail, storage, residential, and workshop components, it represents an exceptional investment opportunity for steady, diversified income.



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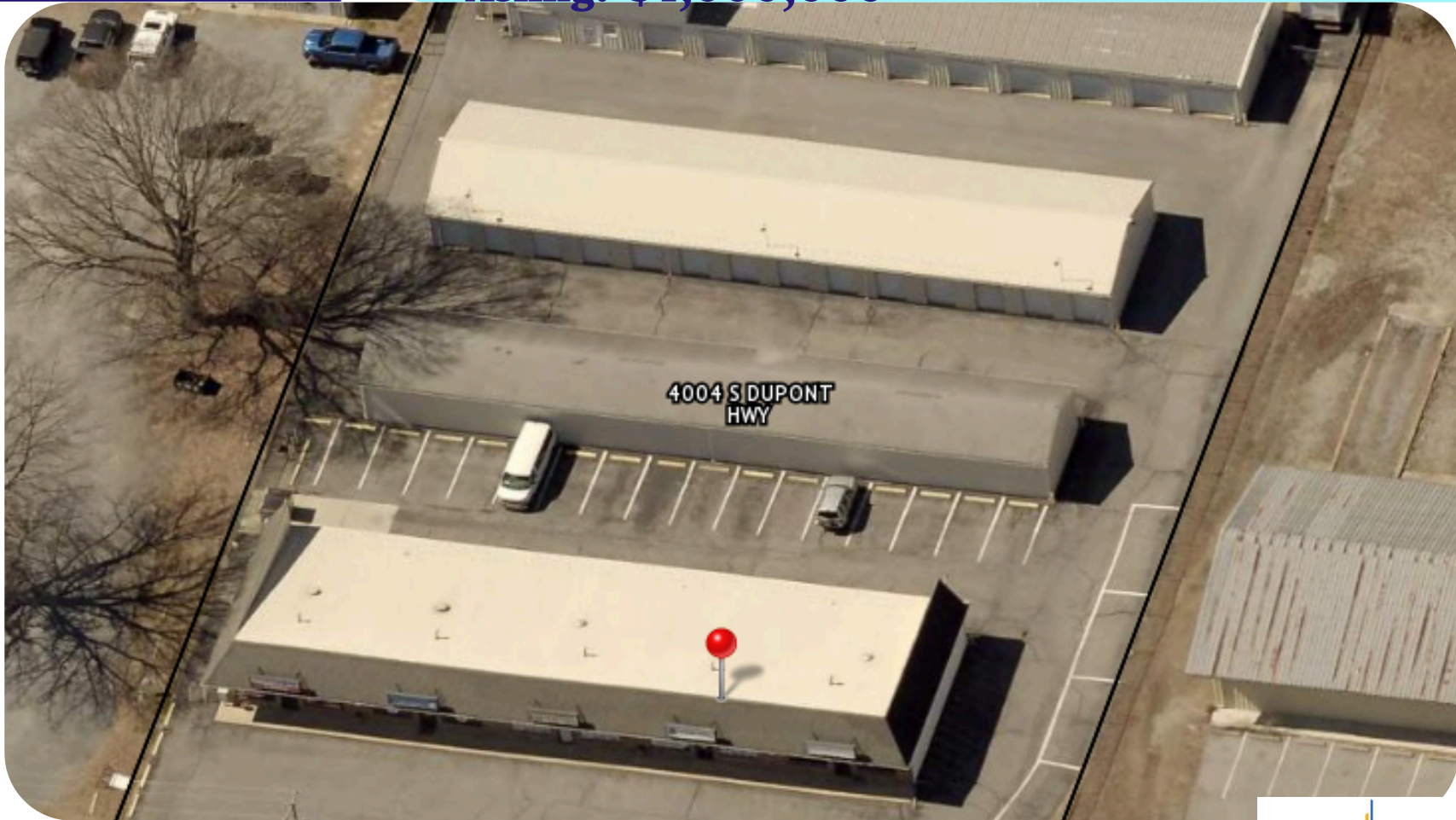
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