



SALE

Commercial Property with Water Frontage

7301 Lancaster Pike Hockessin, Delaware 19707



Water Views from this two-story Office Building, Ready for your finishing touch, Possible Mixed Uses Under Hometown Overlay.

Building Size: 5,480 sq. ft.+/-

Floors: 2

Purchase Price: \$ 1,085,000

Lot: 0.63 ac +/- (18 parking spaces)

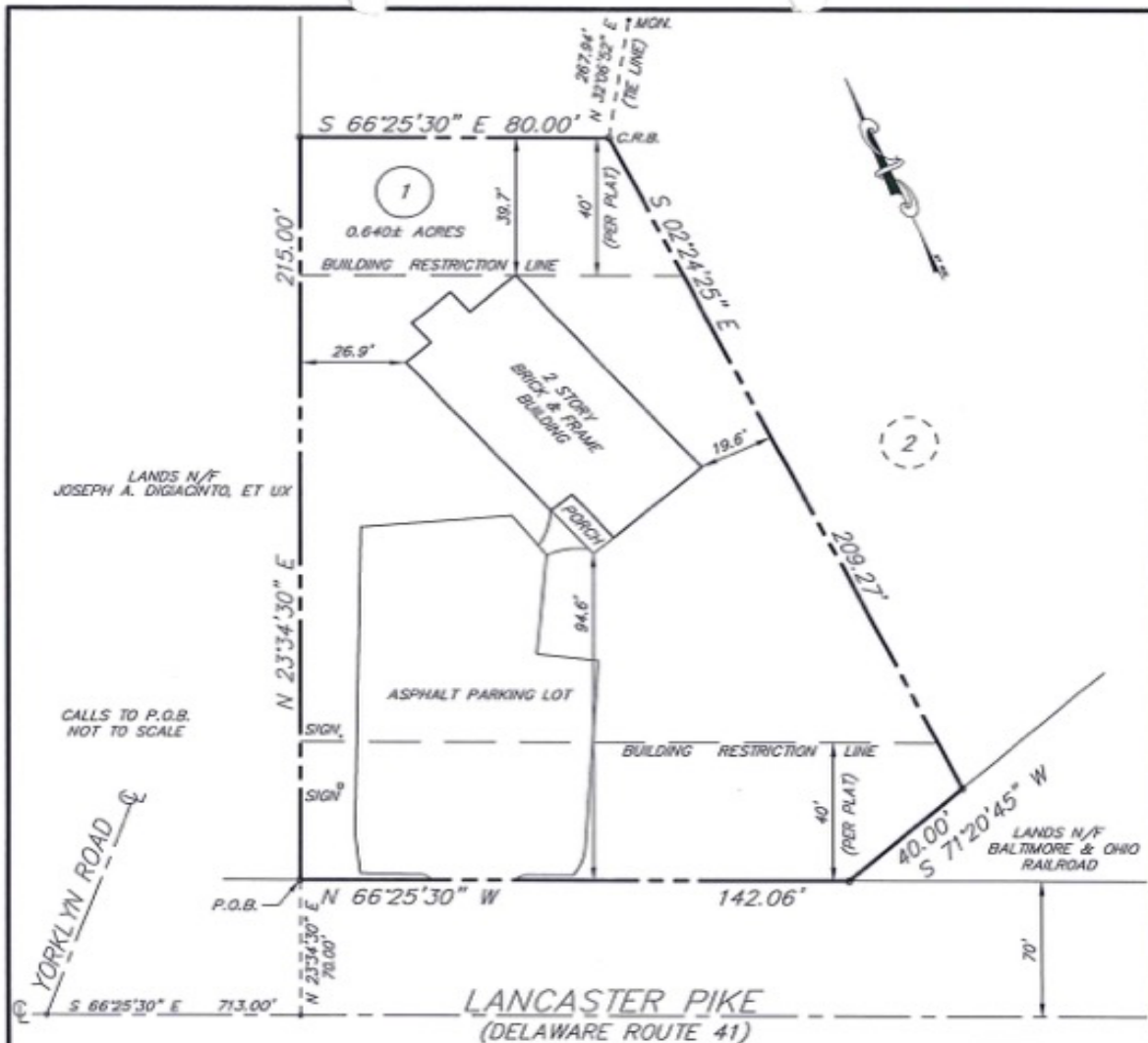
Utilities: Public Water & Sewer

Zoned: CR Commercial Regional

Contact: Gary Betty, Broker 302-598-1280 garymbetty@gmail.com

GMB COMMERCIAL LLC. 100-B Brandywine Blvd. Wilmington, Delaware 19803 302-598-9096

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REQUIRED SETBACKS	
ZONED:	CR HT
FRONT SETBACK	VARIABLE
REAR SETBACK	VARIABLE
SIDE SETBACK	VARIABLE

MORTGAGE SURVEY PLAN

LAWRENCE F. HARTNETT
 7301 LANCASTER PIKE
 PARCEL 1
 "McVAUGH" SUBDIVISION
 MILL CREEK HUNDRED
 NEW CASTLE COUNTY, DELAWARE

APPROVED BY: *[Signature]*

EAST COAST SURVEY

PROFESSIONAL SURVEYOR

P.O. BOX 265
 YORKLYN, DE 19736
 PHONE: 302/234-8100

PROJECT	TAX PARCEL	DEED	DATE	SCALE
614-0407	08-008.30-007H	84-702	11-9-12	1" = 40'

