

Wilmington, DE 19806



OFFERING SUMMARY

Total SF: +/- 12,446 SF

Lot Size: 0.36 AC

Parcel: 26-020.40-083

Zoning: 26R5-B

Sale Price: \$1,700,000

Lease Rate: \$15/SF, Full Service Suite 303: +/- 3,312 SF (2nd Floor)

PROPERTY OVERVIEW

Three level office building for sale or lease at the corner of Pennsylvania Avenue and N Franklin Street in Wilmington, DE. Excellent property for an owner/user. Multi-tenanted so buyer can grow or subtract depending on their needs.

PROPERTY HIGHLIGHTS

- Natural lighting throughout the offices
- Building parking in off-street lot
- Pylon/building signage fronting Pennsylvania Ave
- Building systems and roof recently upgraded/replaced
- Located near Trolley Square shopping, restaurants and amenities Minutes to I-95 on-ramp and Wilmington CBD
- Potential mixed-use apartment conversion

For more information:

Rich Dudek, SIOR

(D) 302 221 7212 • (C) 302 893 7937 richdudek@emoryhill.com

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First Floor – Suite 101 (1,600 SF) _____LEASED First Floor – Single Suites (960 SF) Vacant

Main Level – Suite 201 (3,375 SF) VACANT/Seller could lease back Main Level – Suite 202 (1,077 SF) LEASED

(Combined 3,280 SF) VACANT

Upper Level – Suite 301 (1,640 SF) Upper Level – Suite 302 (1,640 SF) Upper Level – Suite 303 (1,359 SF) VACANT

Quick Facts:

PROPERTY TYPE:	Office Building
CONSTRUCTION:	Stone, Stucco, Drywall
YEAR BUILT:	1899 various improvements
ELEVATOR:	No
CEILING HEIGHT	12'1"
COLUMN SPACE:	n/a
SPRINKLER:	No, Hard Wired fire system
DRIVE-IN:	0
DOCK DOORS:	0
BATHROOMS:	2 per floor
ROOF AGE:	2022
Parking:	22 spaces on site
-	•

SEWER:	City of Wilmington
WATER:	City of Wilmington
GAS:	Yes - Delmarva
ELECTRIC:	Yes - 200 am 3 phase with high leg
AIR CONDITIONER:	Central
HEAT TYPE:	Gas fired forced Hot water and forced warm air
SECURITY:	Yes
INTERNET:	Yes - Comcast
ANTENNA:	No
SEPARATELY METERED:	one meter currently

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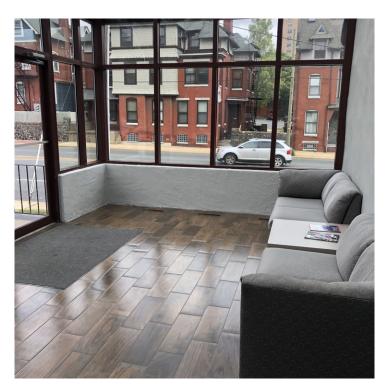
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