



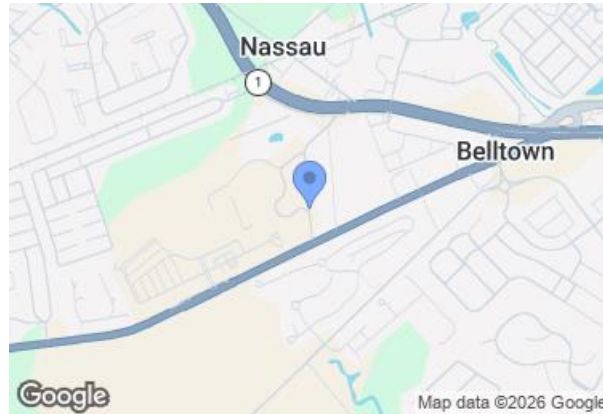
Agent Full

17593 E Nassau Commons Blvd, Lewes, DE 19958

Active

Commercial Sale

\$2,885,000



Recent Change: 08/08/2026 : New Active : ->ACT

MLS #: DESU2117924
Tax ID #: 334-05.00-147.00
Ownership Interest: Fee Simple
Sub Type: Retail
Waterfront: No

Available SqFt: 8,160.00
Business Use: Auto Related
Year Built: 2020
Property Condition: Excellent

Location

County: Sussex, DE
In City Limits: No
MLS Area: Lewes Rehoboth Hundred - Sussex, DE County (31009)
Legal Subdivision: NASSAU COMMONS
Subdiv / Neigh: NONE AVAILABLE
Business Park Name: Nassau Commons

School District: [Cape Henlopen](#)
Cross Street: Lewes-Georgetown Highway
Sussex DE Quadrants: Between Rt 1 & 113

Association / Community Info

Property Manager: No
Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$2,452 / 2026
School Tax: \$2,203 / Annually
County Tax: \$249 / Annually
Clean Green Assess: No
Municipal Trash: No

Tax Assessed Value: 2026
Land Use Code: 7 8

Zoning: C-1

Commercial Sale Information

Business Type: Auto Related
Possible Use: Commercial
Potential Tenancy: Multiple
Building Total SQFT: Assessor

Building Info

Building Total SQFT: Assessor
Foundation Details: Slab
Construction Materials: Corrugated Siding
Flooring Type: Carpet, Concrete
Roof: Metal
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 6

Lot

Lot Acres / SQFT: 0.85a / 37208sf / Estimated
Fencing Y/N: No
Location Type: Business Park
Lot Size Dimensions: 101 x 394 X 101 X 393
Road: 100 / Black Top / HOA
Lot Features: Cleared

Ground Rent

Ground Rent Exists: No

Parking

Truck/Trailer Parking Spaces: 2
Car Parking Spaces: 30
Total Parking Spaces: 32
Features: Parking Lot, Paved Parking

Interior Features

Interior Features: Accessibility Features: None; Monitored

Utilities

Utilities: Cable TV, Electric Available, Phone Available, Sewer Available, Water Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric BackUp; Heating Fuel: Electric; Hot Water: 60+ Gallon Tank; Water Source: Public; Sewer: Public Sewer; Internet Services: Cable

Remarks

Inclusions:	Real estate, building and air compressor only
Exclusions:	Auto lifts, Front-end Alignment Machine, Tenants property
Agent:	Call Bill Cullin at 302-841-7147. Appointment only. Listing Agent must accompany. Tenant in place. Showings preferably after 5pm.
Public:	Just Listed in a Prime Location, Nassau Commons, Lewes, Delaware. Featuring a 60' x136'-10,000 square foot fully heated and insulated engineered steel frame building on a 100' x 427' site with ample parking. Features include, shop compressor, six 20' x 18' overhead doors, a 2160 square foot showroom, and equal size separate office space located above. There is currently a tenant in place and used as a classic auto sales and service center. The auto lifts and front-end alignment machine are the tenant's property and do not convey with the sale. This property offers versatility and could accommodate a wide range of businesses in an excellent location. Call for an appointment today!

Listing Office

Listing Agent:	BILL CULLIN (3260747) (Lic# RS0018675)	(302) 841-7147
Listing Agent Email:	bill.cullin@longandfoster.com	
Broker of Record:	Nick D'Ambrosia (18809) Click for License	
Listing Office:	Long & Foster Real Estate, Inc. (LONG003) (Lic# RM-0000188) 37156 Rehoboth Avenue Ext, Rehoboth Beach, DE 19971-3104 Todd Vickers (3260550)	
Office Manager:		
Office Phone:	(302) 227-2541	Office Fax:(302) 226-2969

Showing

Appointment Phone:	(302) 841-7147	 - Schedule a showing	
Showing Contact:	Agent	Showing Provider:	ShowingTime
Contact Name:	Bill Cullin	Lock Box Type:	None
Showing Requirements:	48 Hours Notice, Appointment Only, Lister Must Accompany, Restricted Times, Video Monitoring On Premise	Lock Box Location:	None
Cross Street:	Lewes-Georgetown Highway		
Showing Method:	In-Person Only		
Directions:	Map Link: https://maps.app.goo.gl/Fxcob757zzKeHUTx9		

Listing Details

Original Price:	\$2,885,000	Owner Name:	X1000Rpm Llc
Annual Rental Income:	164,400.00	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Right	Listing Terms:	All Negotiation Thru Lister
Prospects Excluded:	No	Original MLS Name:	BRIGHT
Listing Service Type:	Full Service	Expiration Date:	01/31/27
Dual Agency:	Yes	Lease Considered:	No
Sale Type:	Standard	Documents Available:	Aerial Photo, Plot Plan
Listing Term Begins:	08/07/2026	Seller Concessions:	Yes
Listing Entry Date:	08/08/2026		
Possession:	0-30 Days CD, 31-60 Days CD, 61-90 Days CD		
Acceptable Financing:	Cash, Conventional		
Other Equipment:	None		

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