



555 East Loockerman St.
Dover, Delaware 19901

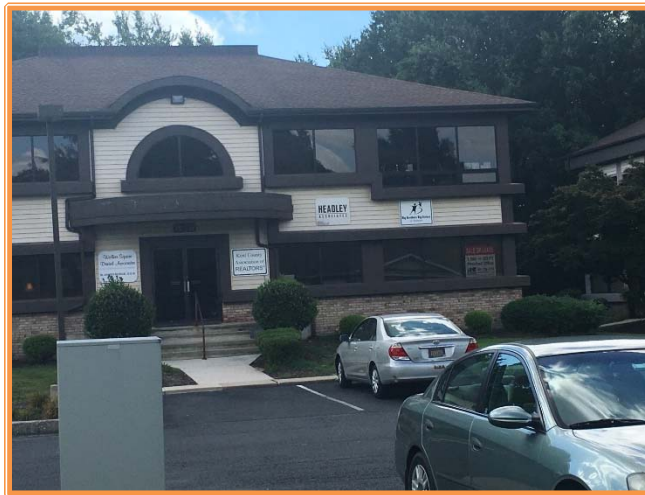
Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

KCAR WALKER SQUARE OFFICE PROPERTY

838 WALKER SQUARE #21-2 & #21-4 * DOVER, KENT COUNTY, DELA 19904

OFFICE FILE # 226394 * MLS # DEKT2044032



SALE PRICE \$ 199,000 * \$ 132 +/- PER SQUARE FOOT BLDG AREA



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LISTING BROKERAGE REPRESENTS SELLER * PAGE 1 OF 6 PAGES

Tax Map Identification ED05 - 067.19 - 02 - 02.20 - 006.01 UNIT 21-2
ED05 - 067.19 - 02 - 02.20 - 008.01 UNIT 21-4

Deed Reference D5488, PAGE 020

Zoning CPO, CENTRAL PROFESSION OFFICE, DOVER

Census Tract 433

Flood Hazard Map 10001C0166H; ZONE X, MAY 5. 2003

Land Area 73,778 sq ft +/- 1.694 acres
Frontage 411.00 ft +/-
Depth 183.98 ft +/-

Building Area 1,507 sq ft +/-
UNIT 21-2 701 sq ft +/- 3.250%
UNIT 21-4 806 sq ft +/- 3.875%

COVERAGE RATIO 2.04%

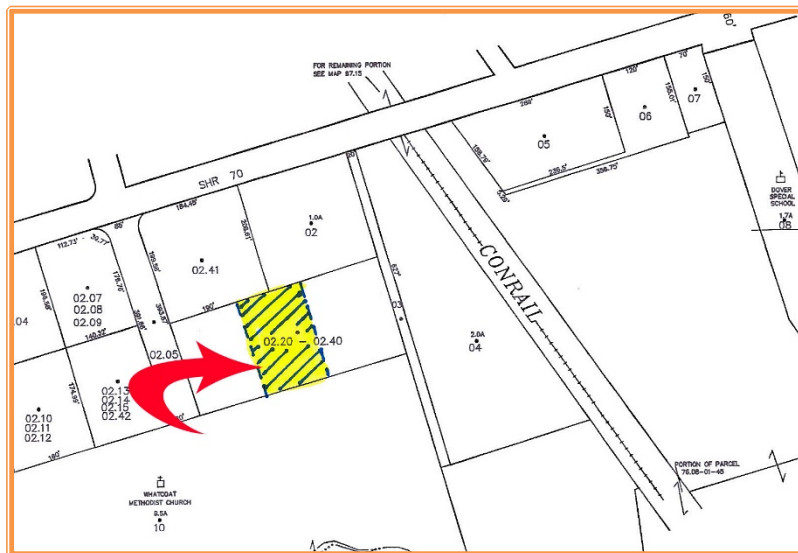
PARKING SPACES 20

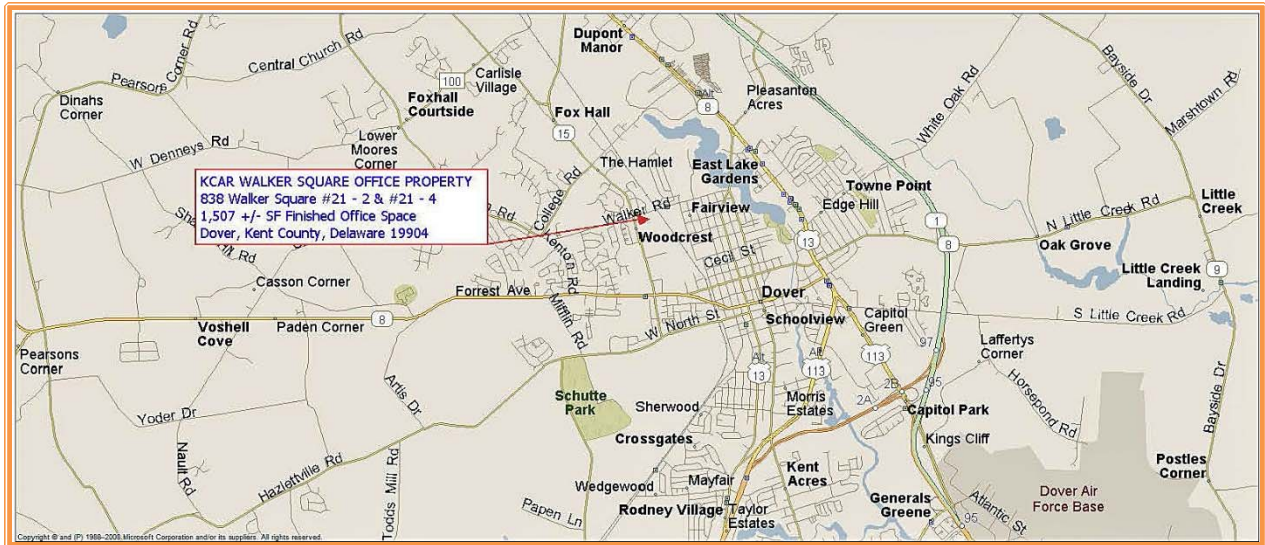
PARKING RATIO 3.98 PER 300 SF BLDG AREA

City Tax Assessment	SF Bldg A	Rate	Tax	SF Bldg Area	
\$87,500	\$58.06	\$0.455	\$398.13	\$0.26	UNIT 21-2
\$77,700	\$51.56	\$0.455	\$353.54	\$0.23	UNIT 21-4
\$165,200	\$109.62	\$0.455	\$751.66	\$0.50	TOTAL CITY

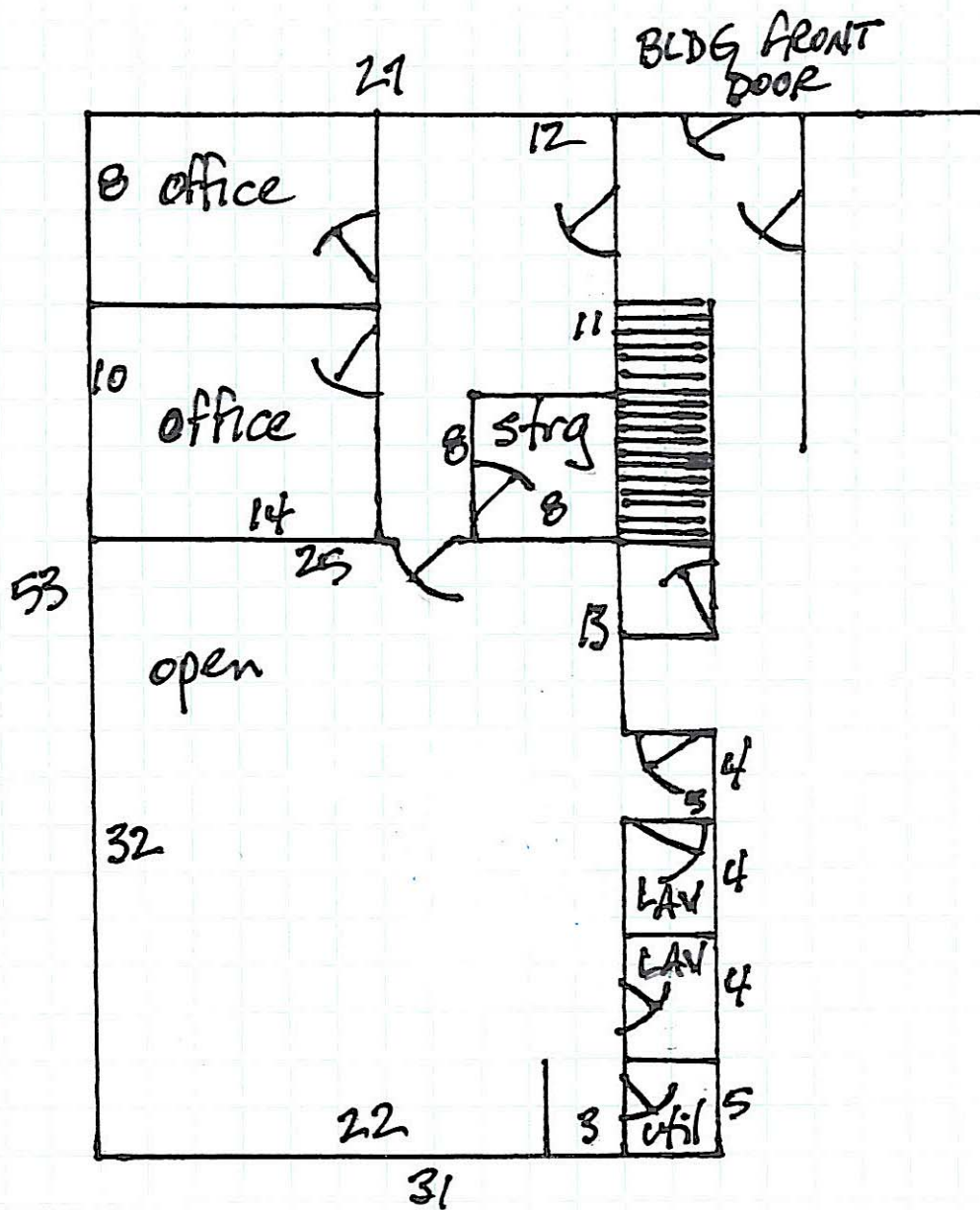
County Tax Assessment	SF Bldg A	Rate	Tax	SF Bldg Area	
\$112,200	\$74.45	\$0.5877	\$659.40	\$0.44	UNIT 21-2
\$112,200	\$74.45	\$0.5877	\$659.40	\$0.44	UNIT 21-4
\$224,400	\$148.91	\$0.5877	\$1,318.80	\$0.88	TOTAL COUNTY

TOTAL PROPERTY TAX \$2,070.46 \$1.37





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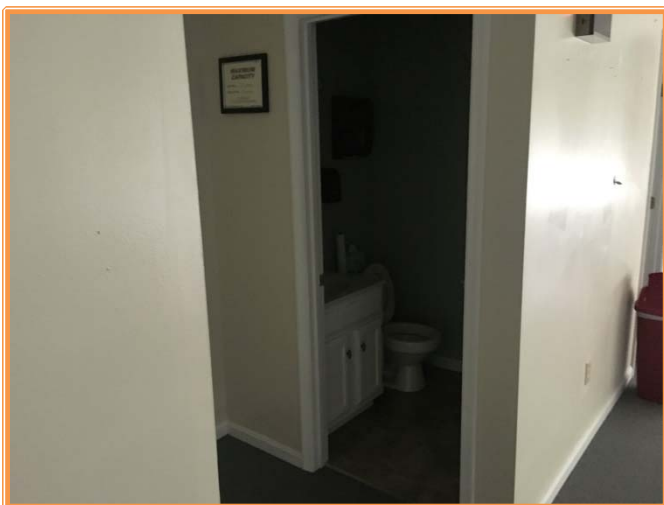


NOT TO SCALE
APPROXIMATE DIMENSIONS

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