



555 East Loockerman St.  
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

[www.mcginisrealty.com](http://www.mcginisrealty.com)

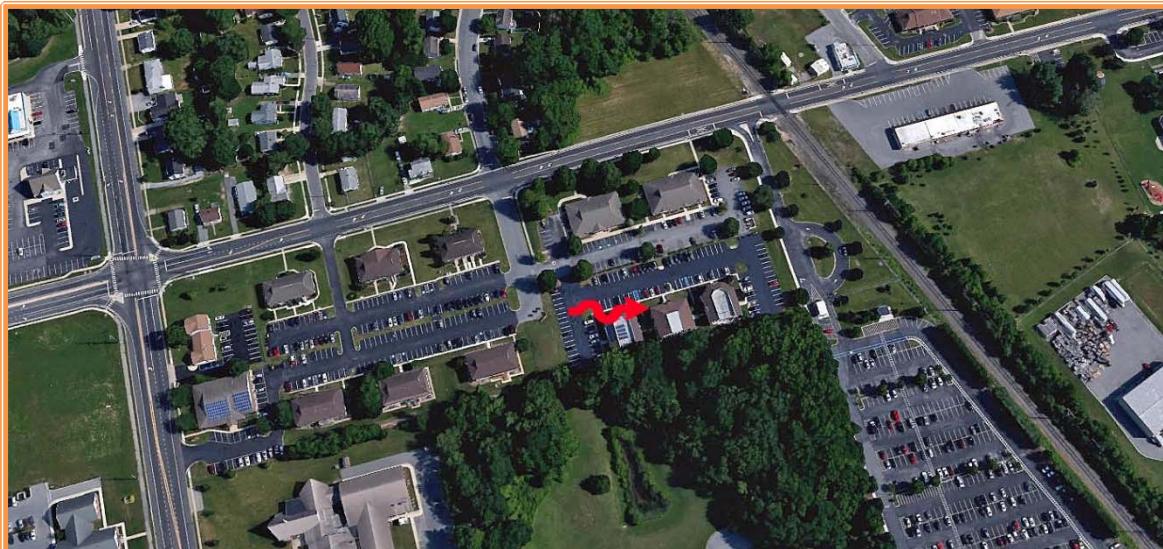
### KCAR WALKER SQUARE OFFICE PROPERTY

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



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.

ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.

PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.

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

<b>Land Area</b>	73,778	sq ft +/-	1.694	acre
<b>Frontage</b>	411.00	ft +/-		
<b>Depth</b>	183.98	ft +/-		

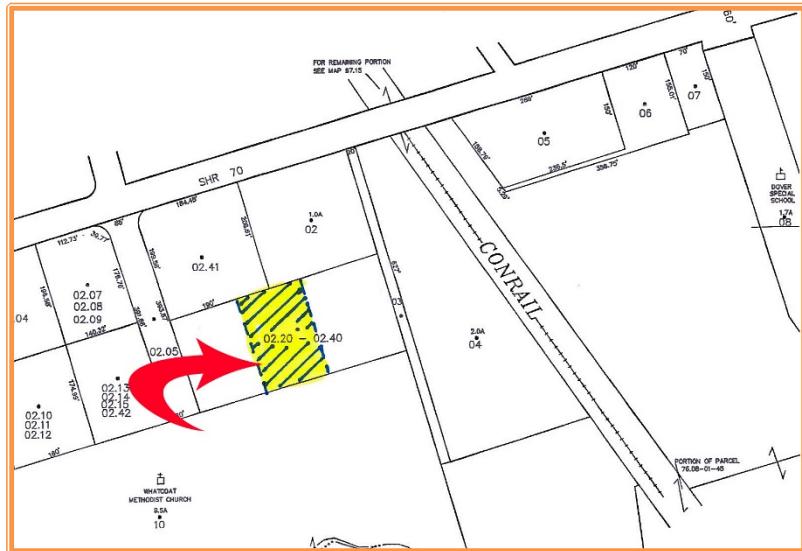
Building Area		1,507	sq ft +/-
<b>UNIT 21-2</b>	701	sq ft +/-	3.250%
<b>UNIT 21-4</b>	806	sq ft +/-	3.875%

**COVERAGE RATIO**

## PARKING SPACES 20

**PARKING RATIO** 3.98 PER 300 SF BLDG AREA

<b>City Tax Assessment</b>	<b>SF Bldg A</b>	<b>Rate</b>	<b>Tax</b>	<b>SF Bldg Area</b>
\$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
<b>\$165,200</b>	<b>\$109.62</b>	<b>\$0.455</b>	<b>\$751.66</b>	<b>\$0.50 TOTAL CITY</b>
<b>County Tax Assessment</b>	<b>SF Bldg A</b>	<b>Rate</b>	<b>Tax</b>	<b>SF Bldg Area</b>
\$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
<b>\$224,400</b>	<b>\$148.91</b>	<b>\$0.5877</b>	<b>\$1,318.80</b>	<b>\$0.88 TOTAL COUNTY</b>
<b>ALL PROPERTY TAX</b>			<b>\$2,070.46</b>	<b>\$1.37</b>

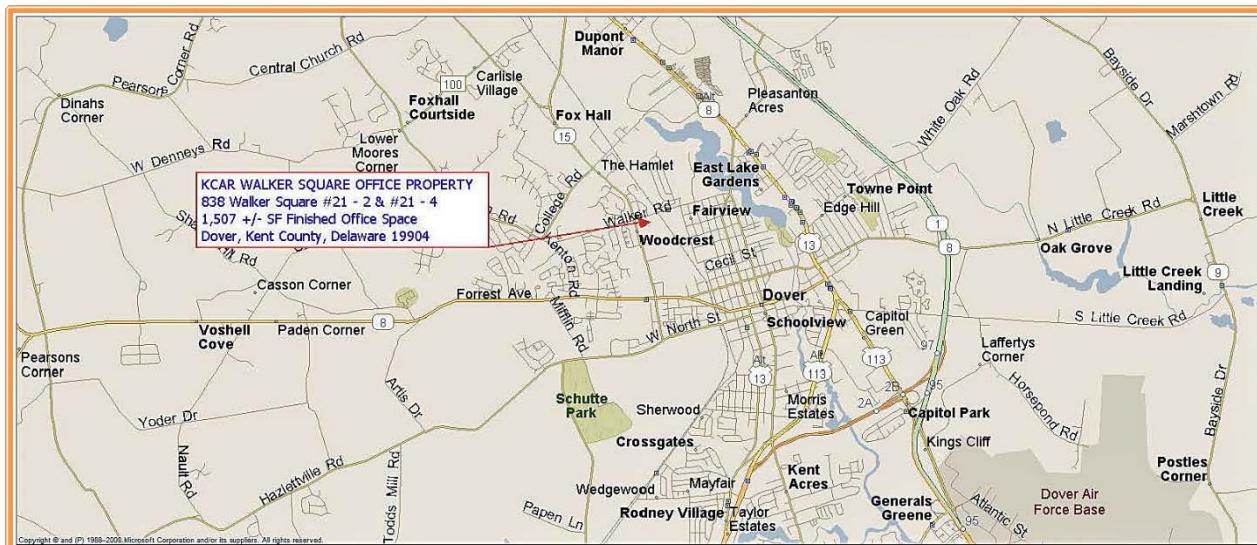


ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.

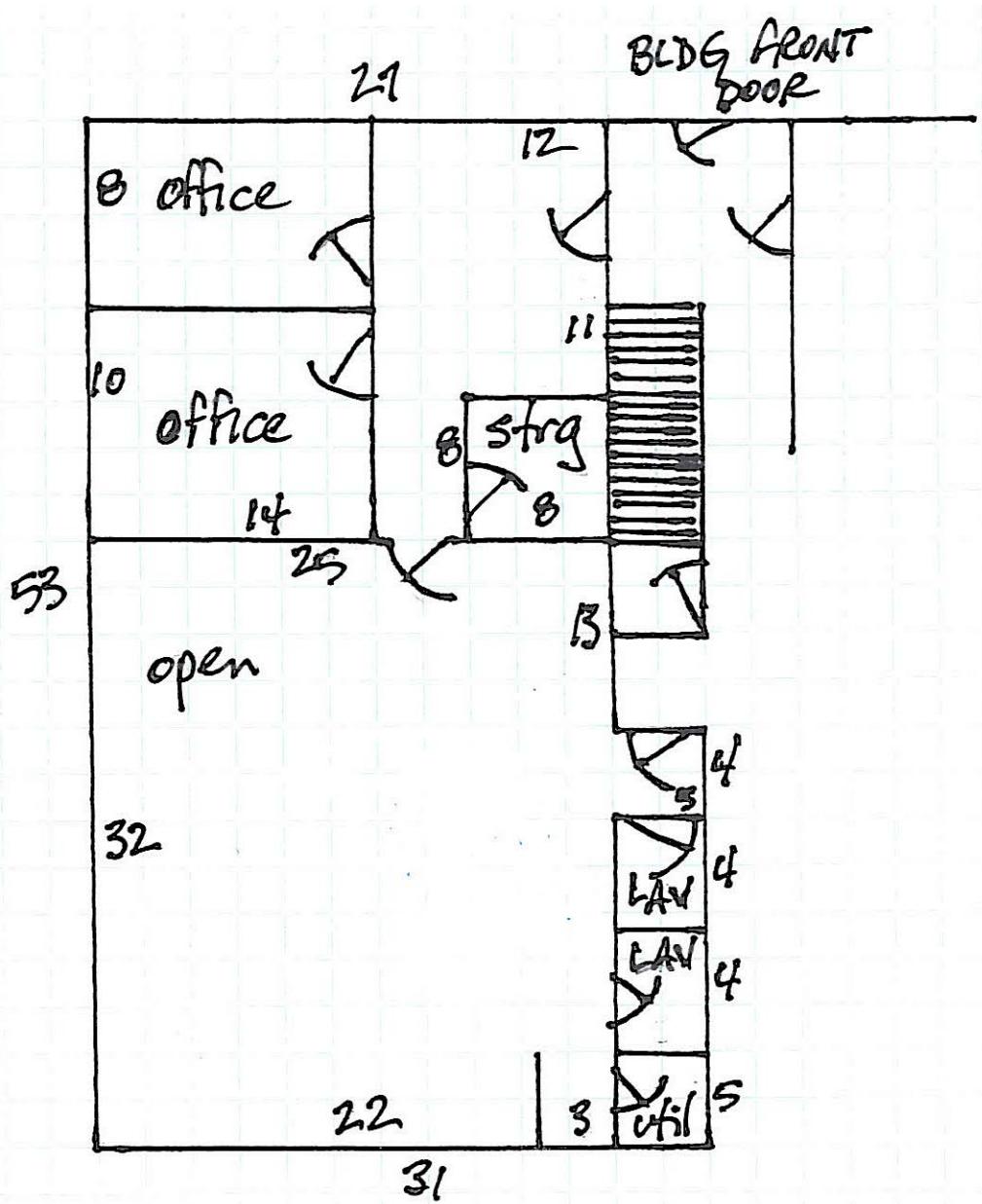
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.

PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.

LISTING BROKERAGE REPRESENTS SELLER \* PAGE 2 OF 6 PAGES



**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.**  
**ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.**  
**PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.**  
**LISTING BROKERAGE REPRESENTS SELLER \* PAGE 3 OF 6 PAGES**



NOT TO SCALE  
APPROXIMATE DIMENSIONS

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.

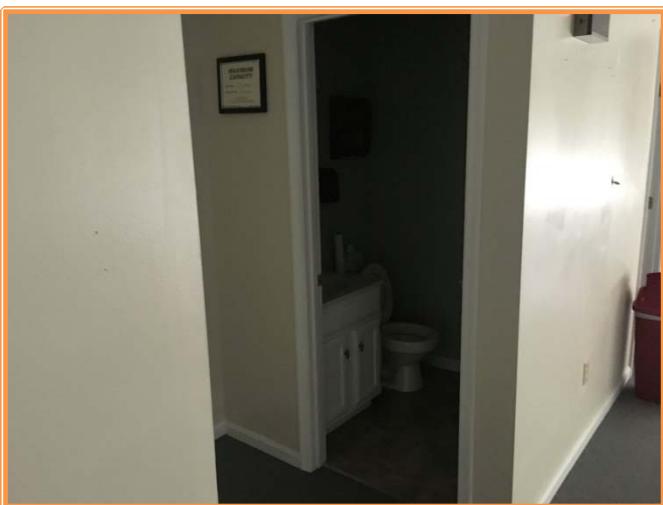
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.

PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.

LISTING BROKERAGE REPRESENTS SELLER \* PAGE 4 OF 6 PAGES



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.  
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.  
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.  
LISTING BROKERAGE REPRESENTS SELLER \* PAGE 5 OF 6 PAGES



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS.  
ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED.  
PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED.  
LISTING BROKERAGE REPRESENTS SELLER \* PAGE 6 OF 6 PAGES