

**COMMERCIAL SHOP SPACE AVAILABLE FOR LEASE: \$2000/Month (\$15.48/sqf/yr)
109 Cooper Street – Kenton, Delaware**

Owner: Michael McMenamin Cell: (302)824-1434 Email: mcmenamin.mj@gmail.com

A well-maintained commercial shop space is available for lease to a qualified business operator. This property is best suited for a responsible tenant with established business practices, strong financial standing, and a clear plan for use of the space.

Please only inquire if you have good credit, professional business practices, and verifiable references. All applicants must pass a credit check and background check. I am seeking a quality long-term tenant who will respect the property and maintain a professional working environment.

Available Space

The lease includes the **main portion of the shop, back office, and side overhang area/shared yard**. The owner will retain use of the separated bay/shared yard for personal use during evenings and weekends.

The owner will retain respectful **use of the bathroom**. Use of the backyard area is included, while maintaining reasonable owner access.

Property Features

This property has been renovated over the past four years with trade and commercial operations in mind. The space is clean, functional, and ready for occupancy. The owner is willing to work with a qualified tenant on reasonable improvements to better accommodate their specific business needs. (1550 total indoor sqf.)

- Approximately **0.34-acre commercial property**
- Outdoor yard space available for approved business use
- Heated and air-conditioned office (**15' x 19'**)
- Side overhang area (**18' x 12'**) with LED lighting and electrical service
- Full bathroom (**8' x 10'**) with light storage loft above
- Small kitchen area with stove and full sink
- Fully LED-lit shop with approximately **12.5' ceilings**
- Two **10' x 10' overhead garage doors**
- Approximately **38' x 28' open shop area**
- Electrical outlets throughout

Tenant Requirements

Prospective tenants must provide:

- Clear description of intended business operations
- Successful, clean credit check/background check
- Professional references
- Proof of commercial insurance coverage prior to occupancy
- Commitment to responsible business operations and property care

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Lease Rate: \$2,000 per month

- Pro-Rated 80% Electrical based on sqf of building in **Tenant name**.
- Pro-Rated Sewer (\$200: 80% of Quarterly \$250 bill to Kent county) in **owner's name**.
 - This will be included on rent payment beginning of each quarter
- Owner will handle lawn care.
- High speed Wifi is currently \$65.00 monthly through Xfinity, **Tenant name**.

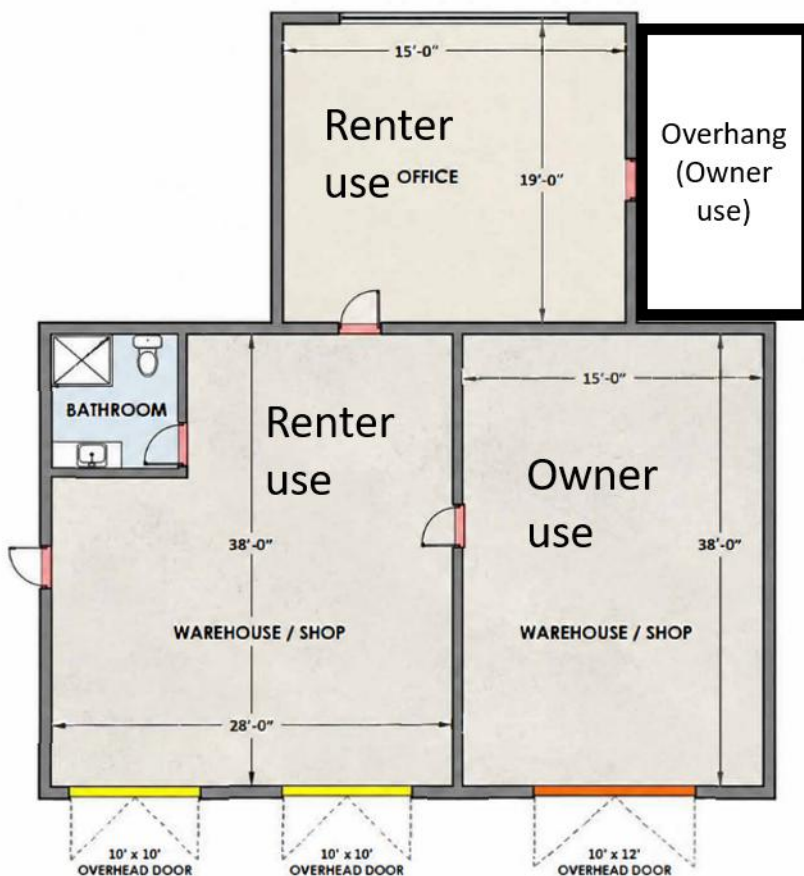
This is an opportunity for a qualified business to operate from a clean, functional commercial workspace designed for trade and service operations.

For additional information or to schedule a walkthrough:

Name: _____

Phone: _____

Email: _____



109 COOPER STREET, KENTON, DE 19955

FLOOR PLAN

NOTE: ALL DIMENSIONS ARE APPROXIMATE.

- PEDESTRIAN DOOR
- 10' x 10' OVERHEAD DOOR
- 10' x 12' OVERHEAD DOOR

TOTAL BUILDING AREA
2,120 SF

FLOOR PLAN SCALE
1/8" = 1'-0"

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