

SALE or LEASE

Office Building



New Lower
Price
\$365,000.00



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**2702 Kirkwood Hwy
Newark, Delaware 19711**

- Square Footage: +/-3,200 stand- alone building on .035 acres.
- Sale Price: \$365,000.00
- Lease Price: \$3,250/month. Net Utilities & Janitorial.
- Great location and visibility on Rt. 2- Kirkwood Hwy.
- 6 private offices, 1 large and 1 small open area, kitchen & 1-1/2 bathrooms.
- Attached garage with large storage area.
- Approved road signage at a lighted intersection.
- Off street parking.

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The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.

2702 Capitol Trail, Newark DE 19711

2014 Expenses

- Sewer: \$103.33
- Taxes: \$2,473.86
- Home Owners Insurance: \$1,318.00
- Delmarva Power: \$2774.95
- Oil: \$875
- Artesian Water: \$374.75
- Internet: \$97.35/month
- Snow Removal: \$150.00
- Landscaping and some snow removal done by owner.

Building Maintenance 2014: New hot Water Heater (\$700); Oil heater tune-up (\$230); Air conditioner repair (\$100)