

# Sale

Single Story Office Building in Trolley Square

1700 W. Fourteenth St.  
Wilmington, Delaware 19806



- Tax ID: 2602010136
- Size: +/-5,311 sf.
- Price: \$850,000.00
- Acres: .36
- 14 Off Street Parking Spaces - Plus on street parking available.
- Taxes: NCC – 2021 - \$7,049.72, Wilmington – 2021 - \$5,171.04



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.

## Contact:

**John Roach**

[roach@musicommercial.com](mailto:roach@musicommercial.com)

Office: 302-594-1000 x102

Cell: 302-545-5583

Fax: 302-594-1005

## Musi Commercial Properties, Inc

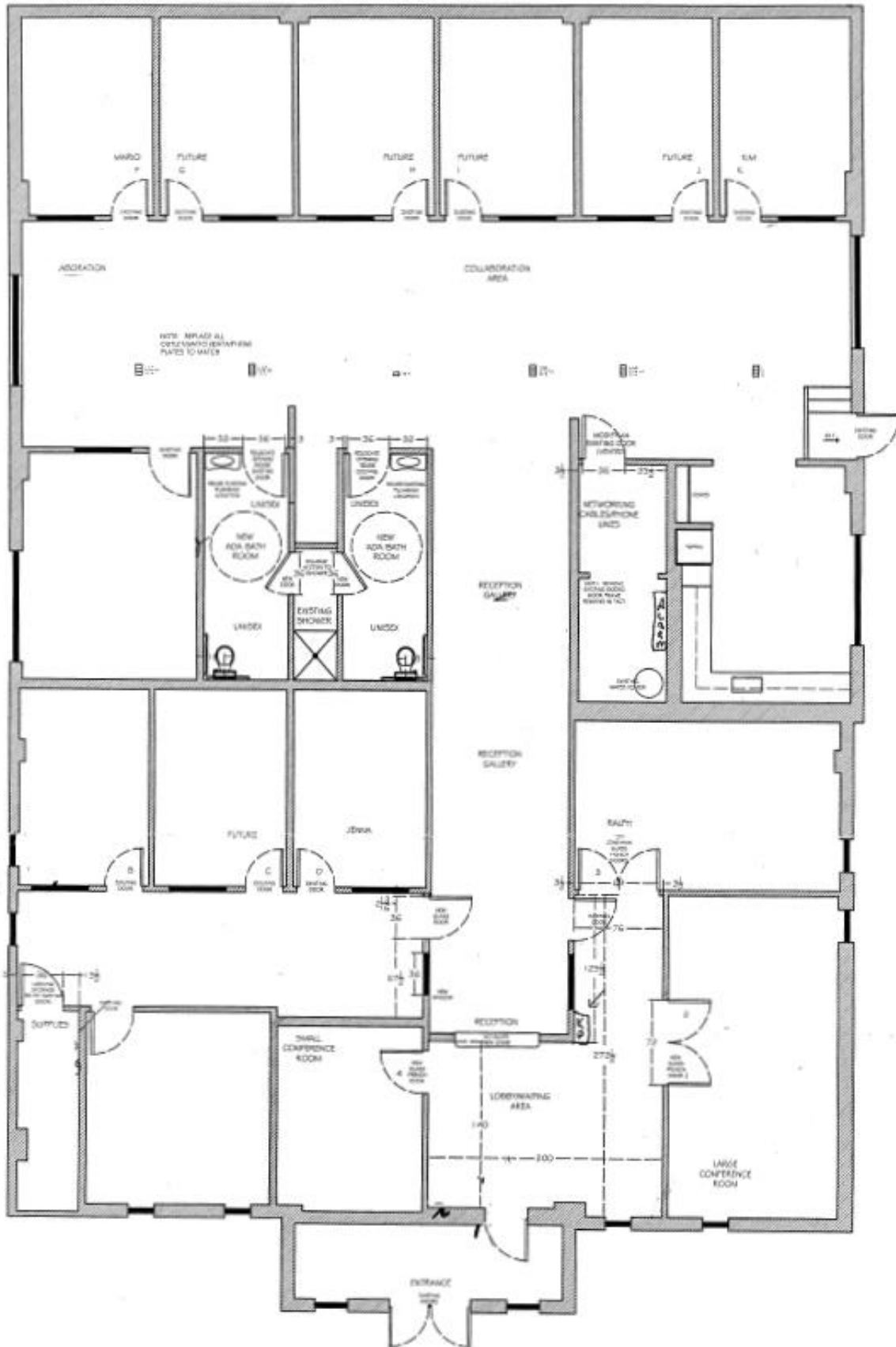
5700 Kennett Pike

Centreville, DE 19807

[musicommercial.com](http://musicommercial.com)



# SPACE PLAN

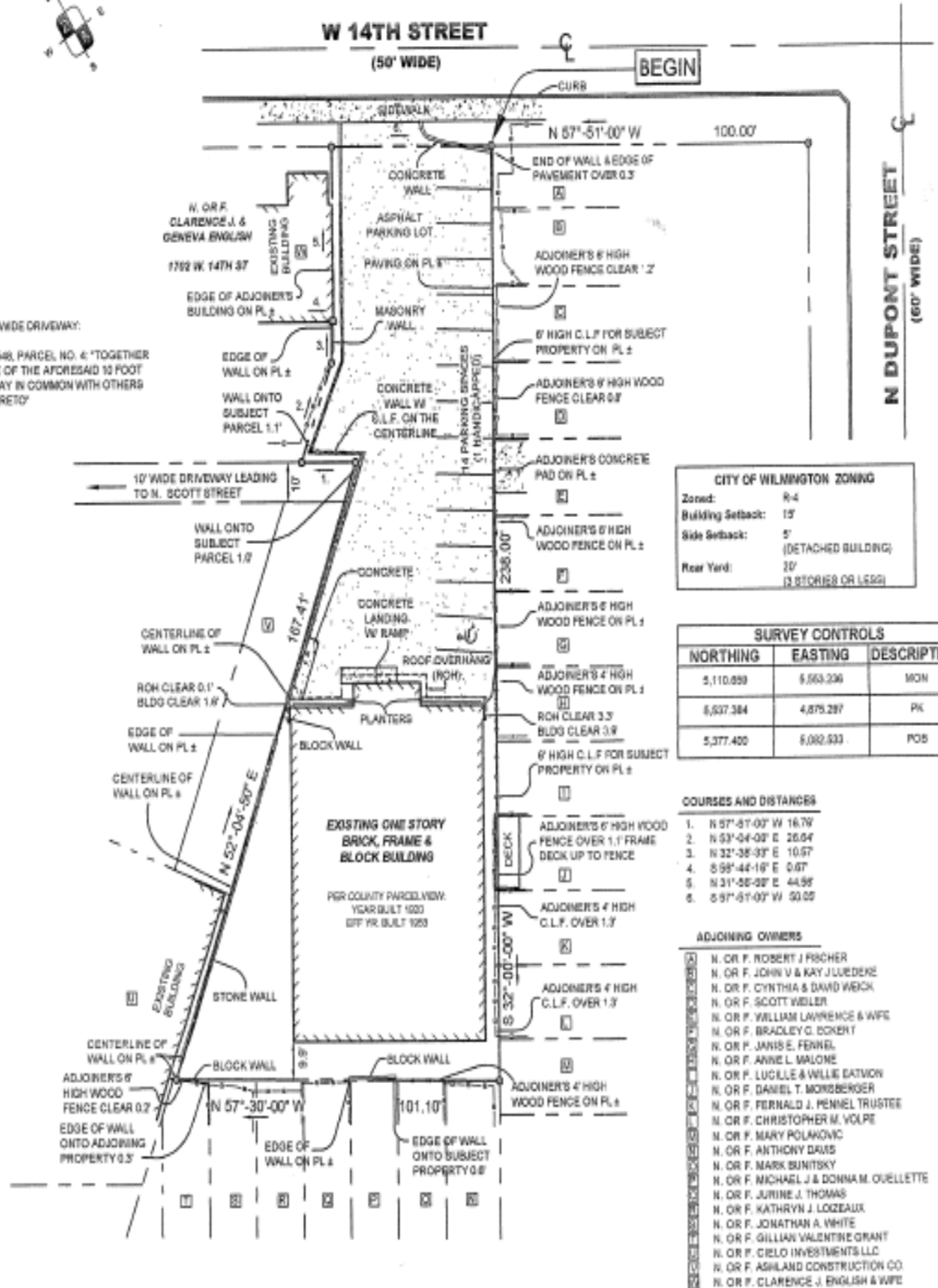


# Property Survey



NOTE FOR 10' WIDE DRIVEWAY:

SEE D.R. 091-648, PARCEL NO. 4 "TOGETHER WITH THE USE OF THE ADJACENT 10 FOOT WIDE DRIVEWAY IN COMMON WITH OTHERS ENTITLED THERETO"



CITY OF WILMINGTON ZONING	
Zoned:	R-4
Building Setback:	15'
Side Setback:	5' (DETACHED BUILDING)
Rear Yard:	20' (2 STORES OR LESS)

SURVEY CONTROLS		
NORTHING	EASTING	DESCRIPTION
5,110,899	5,563,236	MON
5,507,384	4,875,297	PK
5,377,400	5,082,933	POB

**COURSES AND DISTANCES**

- N 57°-51'-00" W 16.70'
- N 53°-04'-00" E 25.04'
- N 32°-38'-00" E 10.57'
- S 59°-44'-16" E 0.57'
- N 31°-55'-00" E 44.56'
- S 91°-51'-00" W 50.50'

**ADJOINING OWNERS**

- N. OR F. ROBERT J FISCHER
- N. OR F. JOHN V & KAY J LUEDERS
- N. OR F. CYNTHIA & DAVID WICK
- N. OR F. SCOTT WIELER
- N. OR F. WILLIAM LAWRENCE & WIFE
- N. OR F. BRADLEY C. COHEN
- N. OR F. JAMES E. FERRIS
- N. OR F. ANNE L. WALOME
- N. OR F. LUGLLE & WILLE EATWON
- N. OR F. DANIEL T. MORSEBERGER
- N. OR F. FERNALD J. PENNELL TRUSTEE
- N. OR F. CHRISTOPHER M. VOLPE
- N. OR F. MARY POLAKOVIC
- N. OR F. ANTHONY DAVIS
- N. OR F. MARK BUNITSKY
- N. OR F. MICHAEL J & DONNA M. OUELLETTE
- N. OR F. JURINE J. THOMAS
- N. OR F. KATHRYN J. LOZEAUX
- N. OR F. JONATHAN A. WHITE
- N. OR F. GILLIAN VALENTINE GRANT
- N. OR F. CIELO INVESTMENTS LLC
- N. OR F. ASHLAND CONSTRUCTION CO.
- N. OR F. CLARENCE J. ENGLISH & WIFE