

**For LEASE**  
**Office/Retail/Service Property**  
**1,400+/- Sq.Ft. Building**  
**Zoned CN**  
**E. Newport Pike near Banning Park**

Description of the Property

Tax Parcel No. 07-047.20-197

One story masonry building circa 1947, former gas station.  
0.32+/- acre with plenty of off-street parking.

NOTE: The Property is not offered for automotive repair uses.

Offering Price : \$1,750/month full net to Owner  
Tenant pay utilities, taxes, insurance and maintenance. Taxes: \$1,584+/-/year



3801 Kennett Pike, D-100, Wilmington, DE 19807 (302) 622 - 3500  
Contact: John Osborn, CCIM (302) 622 – 3507



**Access** Full access to the property is available from (undivided) E. Newport Pike at the signaled intersection with Becker Avenue/Forest Drive, also from Highland Avenue. The property is two blocks outside of (north of) the Town of Newport.

**Utilities & Systems:** oil fired hot air heat system; window a/c unit; one in-ground lift; tanks and islands removed years ago; monitoring wells in place; NFA letter from DNREC;  
Electric: Conectiv    Water: Artesian    Sewer: New Castle County.

**Agency** This document does not constitute an offer of subagency, however, brokers are encouraged to speak with us about agency, referrals, and commission sharing.

This broker, any cooperating broker, and any salesperson working with either, are representing the Owner's interest and have fiduciary responsibilities to the Owner, but are obligated to treat all parties honestly. The broker, any cooperating broker, and any salesperson working with either, without breaching the fiduciary responsibilities to the Owner, may among other services, provide a potential buyer with information about the attributes of properties and available financing, show properties, and assist in preparing an offer to buy. The broker, any cooperating brokers, and any salesperson working with either, also have the duty to respond accurately and honestly to a potential buyer's questions and disclose material facts about properties, submit promptly all offers to purchase.

**Disclaimer** Information concerning this offering is from source deemed reliable, but no warranty is made as to the accuracy thereof. It is submitted subject to errors, omissions, change of price, or other conditions, prior to lease or sale, or withdrawal without notice.

**Contact:** John Osborn, CCIM (302) 622 - 3507    [jhosborn@magpage.com](mailto:jhosborn@magpage.com)