

# AVAILABLE

# Former Food Use

1609 Northeast Blvd. Wilmington De. 19801



Asking Price: \$240,000.00

Property Zoned 26C5  
Convenient Corner Location  
Several Joining Parcels  
700 Sq. Ft Building with Drive Thru  
Great Frontage on Busy Road

PRESENTED BY

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

**1609 NORTHEAST BOULEVARD  
WILMINGTON, DE**



**Property Profile**

1548

**Building**

Prop Type: BUSINESS  
 Construction: MASONRY/STUC  
 Bldg SF: 735 SQ.FT.  
 SF MAX: 735  
 SF Min: 735  
 Stories: ONE  
 Elevator: NONE  
 Ceiling Ht: VARIES  
 Column Space: NONE  
 Sprinkler: NO  
 Drive-in: N/A  
 Dock Doors: N/A  
 Office SF..... N/A  
  
 Apt Units..... N/A  
  
 Retail Units..... N/A

**Site**

Tax Parcel: 26-036-20-068  
 Lot Size: 0.44 +/- ACRE  
 Zoning: 26C5  
 Yard: NONE  
 Rail: NO  
 Parking: YES - LIMITED

**Finance**

Sale Price: \$240,000.00  
 Taxes/yr: \$1,531  
 Insurance/yr: \$0  
 CAM/SF: N/A  
 Condo Fee: N/A  
 Income: N/A  
 Expenses: N/A  
 Inventory: N/A  
 Incentives: N/A

**Utilities**

Sewer: CITY OF WILMINGTON  
 Water: CITY OF WILMINGTON  
 Gas: DELMARVA POWER  
 Elect: DELMARVA POWER  
 Air Cond: YES  
 Heat Type: GAS  
 Security: AVAILABLE  
 Internet: AVAILABLE  
 Antenna: N/A

**Misc**

Key Avail   
 Possession: IMMEDIATELY  
 Burried Tank(s): NONE KNOWN  
  
 Environment: UNKNOWN  
  
 List Agent(s) BARIGLIO Phone: 302-622-3518  
 LEWIS Phone 302-622-3516

**Comments:**

THIS PROPERTY HAS BEEN UTILIZED AS A FOOD USE HISTORICALLY, MAINLY A DRIVE-UP FACILITY. PARTIALLY EQUIPPED FRONTS NORTHEAST BOULEVARD (GOVERNOR PRINTZ BOULEVARD). PROPERTY CONSISTS OF TAX PARCELS 26.036.20-068, 069, 070 AND 143.

This information is believed to be accurate but the user must verify it to their own satisfaction. Patterson Woods + Associates represents the owner of this property and has fiduciary duties to the owner but agrees to treat all parties fairly and honestly. Availability of this property is subject to prior sale, lease, price change or withdrawal from the market without notice.