

# SALE

# INVESTMENT

## 212 West 7<sup>th</sup> Street, Wilmington, Delaware

### Mixed Use Building for Sale 5 Units

~ This offering is a completely updated, multi-family and commercial building located in the heart of Down Town Wilmington~



#### Features:

- 10% Cap Rate
- Nice finishes
- Separately metered units
- Fully leased
- Good tenants
- 1 Commercial Unit
- 4 One Bedroom Apartments

#### Location:

- Walking distance to Wilmington CBD
- 1 minute to Interstate 95
- .5 mile to Wilmington's Riverfront



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Exclusively Offered By:

**PATTERSON  
WOODS**  
COMMERCIAL PROPERTIES

The above information is believed to be accurate, but prospective buyers or tenants must verify it to their own satisfaction. Price and availability are subject to change without prior notice. The seller's or landlord's broker, any cooperating broker and any salesperson working with either, are representing the seller or landlord interests, but are obligated to treat all parties fairly. Any variance in representation must be disclosed.