

## ***For SALE or LEASE***

7,872+/- sq.ft. Professional Office Building  
\$750,000 or \$14/sq.ft./year mod. gross

800 Woodlawn Avenue  
adjacent to Wawaset Park, City of Wilmington  
City R-3 Zoning (permitting prof. offices)



For many years this property has been the offices of  
Mahaffy & Associates, Inc. Consulting Engineers

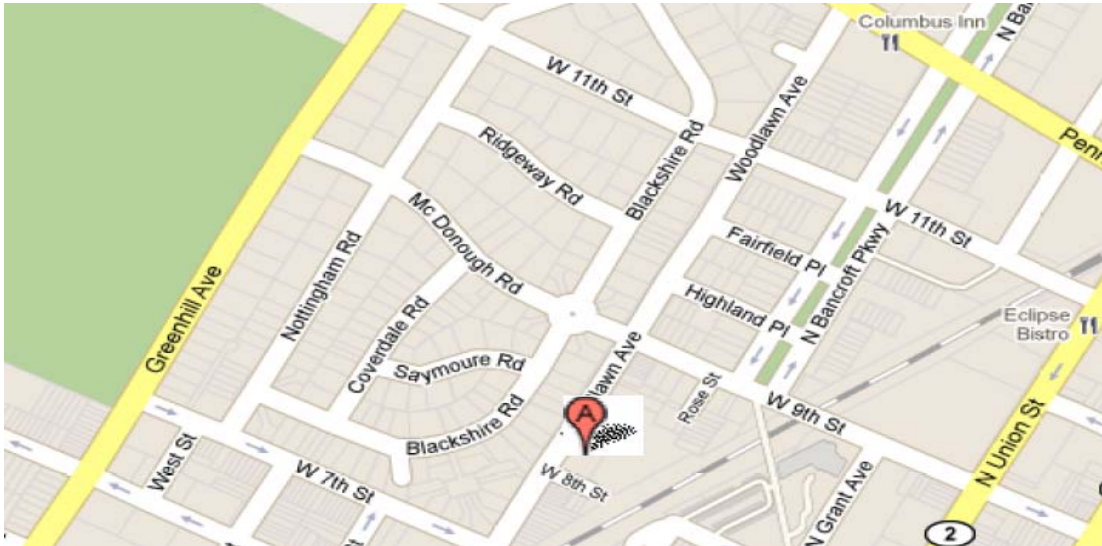
18 off-street parking spaces, Plus plenty of on-street parking  
5,000 sq.ft. offices on first floor.  
1,200 sq.ft. apartment plus 1,672 sq.ft. offices on second floor.



3801 Kennett Pike, D-100, Greenville, DE 19807

**(302) 622-3500**

Contact: John Osborn, CCIM (302) 622-3507



**Description of the Property:** A two story masonry building, built on slab. This corner property contains 0.36+/- acres, rectangular in shape, the long side fronting on Woodlawn Avenue. The building was converted from a lawn mower repair shop in 1958 and expanded. It has been continuously occupied since then by the Seller. One steam heating system. One water meter. Two electric meters, one for the upstairs apartment or office. Use is subject to a City of Wilmington, Dept. of Licenses and Inspections' Certificate For Registration Of Non-Conforming Use, renewed without incident for many years. **Utilities:** electric and gas: Delmarva Power; water and sewer: City of Wilmington Tax Parcel # 26-019.40-029      **Property Taxes:** \$15,300 +/-



**Showing:** By appointment only, through Patterson Woods Commercial Properties.  
(302) 622-3500

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

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