

SALE

INVESTMENT

Presented by Patterson-Woods & Associates

“The Area’s Leading Commercial Broker”

Mixed Use Investment

1708 North Scott Street Wilmington, Delaware 19806

Contact:
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- In the “Heart of the Popular Trolley Square Neighborhood”
- +/- 2,000 square feet – upstairs Apartment Retail - Down
- Fresh Face Lift – over \$20,000.00 spent on new finishes for salon
- Price \$355,000.00 8% Cap Rate
- Perfect for small investor or 1031 buyer
- Great time to buy-due to drop in interest Rates

3801 Kennett Pike D-100
Greenville Center
Wilmington, Delaware 19807
302-622-3500 800-220-2738
Web Site: www.pattersonwoods.com

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.

Income and Expense Sheet

Income

\$12,000 yearly – upstairs apartment

\$19,200.00 downstairs retail (gross lease)- will sign new 3yr. Lease
(personally guaranteed) at settlement

\$31,200.00 - Total

Expenses Taxes - \$1809.77

 Insurance – \$1200.00

 Repairs/upkeep \$ 500.00

Net Income \$27,690.23 (estimated yearly)