



Locally Owned. Globally Connected.

**FOR SALE**

1200 Pennsylvania Avenue

Wilmington, DE 19806



## OFFICE BUILDING FOR SALE

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,700,000
<b>Total SF:</b>	12,446 +/- SF
<b>Lot Size:</b>	0.36 AC
<b>Parcel:</b>	26-020.40-083
<b>Zoning:</b>	26R5-B

For more information, please contact:

**Rich Dudek**

**Tel** 302.656.6870

**Cell** 302.893.7937

dudek@pattersonwoods.com

### PROPERTY OVERVIEW

Three level office building for sale at the corner of Pennsylvania Avenue and N Franklin Street in Wilmington, DE. Excellent property for an owner/user. Multi-tenanted so buyer can grow or subtract depending on their needs.

### PROPERTY HIGHLIGHTS

- Natural lighting throughout the offices
- Ample parking in off-street lot
- Pylon/building signage fronting Pennsylvania Ave
- Building systems and roof recently upgraded/replaced
- Located near Trolley Square shopping, restaurants and amenities
- Minutes to I-95 on-ramp and Wilmington CBD
- Potential mixed-use apartment conversion

3801 Kennett Pike  
Bldg. D, Suite 100  
Wilmington, DE 19807

Tel 302.622.3500  
www.pattersonwoods.com

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First Floor – Suite 101 (1,600 SF) LEASED		First Floor – Single Suites (960 SF) Vacant	
Main Level – Suite 201 (3,375 SF) VACANT/Seller could lease back		Main Level – Suite 202 (1,077 SF) LEASED	
(Combined 3,280 SF) VACANT Upper Level – Suite 301 (1,640 SF)		Upper Level – Suite 302 (1,640 SF)	
		Upper Level – Suite 303 (1,359 SF) VACANT	

Quick Facts:

PROPERTY TYPE:	Office Building	SEWER:	City of Wilmington
CONSTRUCTION:	Stone, Stucco, Drywall	WATER:	City of Wilmington
YEAR BUILT:	1899 various improvements	GAS:	Yes - Delmarva
ELEVATOR:	No	ELECTRIC:	Yes - 200 am 3 phase with high leg
CEILING HEIGHT	12'1"	AIR CONDITIONER:	Central
COLUMN SPACE:	n/a	HEAT TYPE:	Gas fired forced Hot water and forced warm air
SPRINKLER:	No, Hard Wired fire system	SECURITY:	Yes
DRIVE-IN:	0	INTERNET:	Yes - Comcast
DOCK DOORS:	0	ANTENNA:	No
BATHROOMS:	2 per floor	SEPARATELY METERED:	one meter currently
ROOF AGE:	2022		
Parking:	22 spaces on site		

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