



FOR SALE:

# 221 N Broad Street

Middletown, DE 19709





# 221 N Broad Street

## Office and Multi-Family mixed use building

- Owner will consider a 680 SF short term leaseback
- 3,850 SF on 0.33 acres
- 2 existing apartment units with potential to reconfigure to 4 total apartments; former Owner approved for 2 apartments and office
- Detached garage on property
- Parking area and excess property for potential building expansion and/or additional parking with beer garden or outdoor living space
- Property is the last lot in the Middletown district; still remains eligible for additional grants/reimbursements



## Nearby amenities







## Recent building upgrades:

- Roof recently repaired, cleaned, primed and coated with 30+ year silicone membrane
- Burner serviced and recent maintenance on oil fired steam boiler
- Two (2) renovated bathrooms on first level
- New paint and furniture throughout first level
- Sewer line connection to City upgraded
- New shingle roof on back porch and extension
- New rear gutters, new downspouts throughout
- Exterior paint
- CAT 6 wiring throughout 1<sup>st</sup> floor



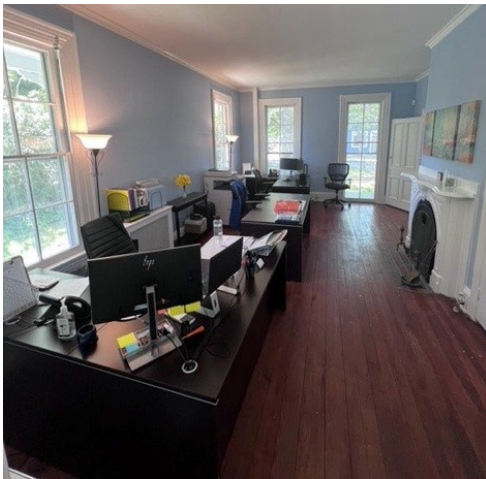




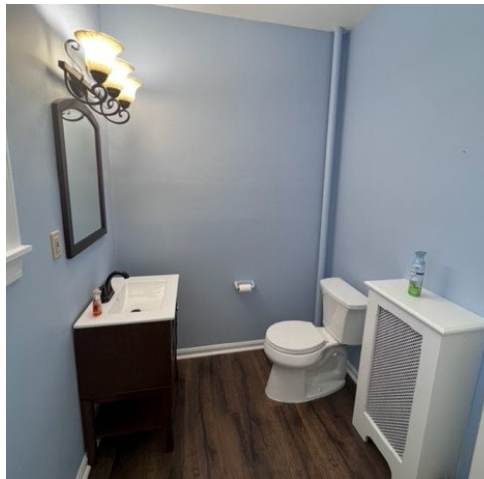
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1<sup>st</sup> floor – bedroom/office



Restroom | full bath



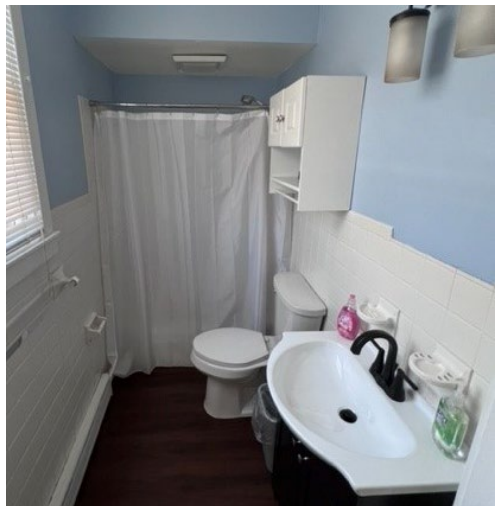
1<sup>st</sup> floor – entrance



1<sup>st</sup> floor – bedroom/office



2<sup>nd</sup> floor – bedroom/office



Restroom | full bath

## Contact

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