



SALE

**4004 S DuPont Hwy
Dover, DE 19901
Asking: \$2,700,000**

**Retail & Self Storage
Zoning: BG - General
Business, Retail, Office, etc.**



**4002 S Dupont Hwy
Dover, DE 19901**

Rec Owner	TWO FARMS INC
Address	Po Box 32307, Charlotte, NC 28232
Parcel	7-00-09415-04-0201-000
Zoning	BG
Bldg Area	9,600 SF
Land Area	1.56 AC

Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

2025 Population:
1 mile radius: 7,027
3 mile radius: 31,683
5 mile radius: 83,362

Two Farms, Inc. is the corporate entity that owns and operates the Royal Farms convenience store and gas station chain.



For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
 302-218-3025
 Habash@HabashCommercial.com

www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage

Habash Commercial Realty

205 Philadelphia Pike
 Wilmington, DE 19809
 (302) 544-9144



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Property Overview

**1.3 Acres zoned BG
+/- 5,600 square feet**

DRASTIC PRICE ADJUSTMENT

Multi-use commercial property offering diverse income streams. Includes retail units, a profitable mini storage facility, remodeled 3-bedroom apartment, and an oversized workshop/garage.

Low-maintenance and well-positioned, this property is perfect for an investor seeking reliable cash flow with multiple rental opportunities. Excellent visibility and accessibility make it a solid long-term investment.

The Property is currently vacant.

There are no leases affecting the Property at the current time.

The Property is being sold “As Is, Where Is”.

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DRASTIC PRICE ADJUSTMENT

Property Description

Prime Location – Multiple Use Commercial Investment Property

This versatile income-producing property offers strong returns with multiple revenue streams.

Retail Space: Approximately 5,600 sq. ft., divided into five retail units, each with its own bathroom and gas HVAC.

**Mini Storage Facility: Three buildings totaling 11,200 sq. ft., featuring 54 storage units:
28 units at 10' x 15' 14 units at 10' x 20'
12 units at 12' x 30'**

**Residential Apartment: Spacious 3-bedroom apartment with 1 bath, a screened porch, and a private backyard.
Workshop/Oversized Garage: Equipped with separate heating and a half bath, offering additional rental or owner-use potential.**

This property is low-maintenance with minimal overhead and benefits from its prime location. With retail, storage, residential, and workshop components, it represents an exceptional investment opportunity for steady, diversified income.

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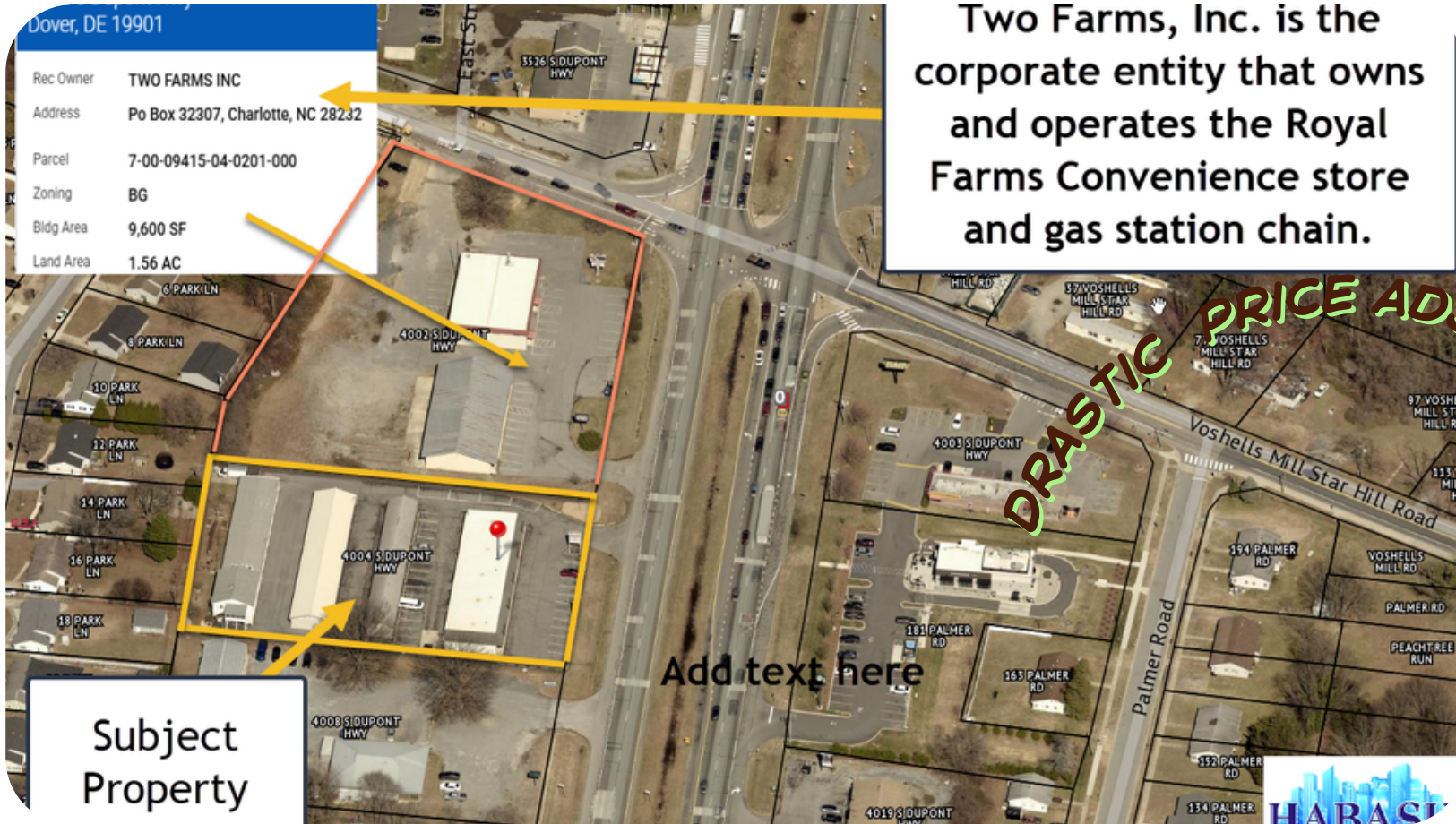
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