



**SMYRNA YARN SHOP PROPERTY**  
**62 West Commerce Street, Smyrna, DE**  
**\*FOR SALE\* \$345,000**

- DOWNTOWN SMYRNA RETAIL/SERVICE STORE FRONT WITH WAREHOUSE
- 1,000 SQUARE FEET OF RETAIL/SERVICE STOREFRONT AND 40X22 FOOT WAREHOUSE
- VACANT 2ND STORY WALK UP APARTMENT HAS NEW APPLIANCES, WINDOWS, HVAC
- ON SITE PARKING LOT \* GREAT VISIBILITY ON COMMERCE STREET DOWNTOWN
- NEW ROOF, APPLIANCES, WINDOWS, MINI SPLIT and TREX STAIRS TO 2ND FLOOR APT
- LOCATED IN THE OPORTUNITY ZONE AND CLOSE TO US RT 13 AND US RT 1
- SMYRNA DOWNTOWN DISTRICT GRANTS AVAILABLE

**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER**



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