

NAI Emory Hill



FORT DUPONT

Historic Waterfront Reimagined

*Multifamily Duplex for Redevelopment
Historic Building Available at Fort DuPont*

Exclusively listed by NAI Emory Hill



FORT DUPONT

A thoughtfully master-planned waterfront district transforming the historic Fort DuPont campus into a vibrant community along the Delaware River.

219

Acres on Campus

63

Historic Buildings

Fort DuPont is undergoing a thoughtful redevelopment that will transform the 219-acre historic site into a vibrant waterfront community.

Plans include new homes, shops, and gathering spaces while preserving and adapting many of the former military buildings that date back to the 19th century.

Residents and visitors will enjoy a unique setting along the Delaware River and the Chesapeake & Delaware Canal where historic character and modern development come together.

2449–2451 Old Battery Lane, Delaware City, DE presents a unique duplex redevelopment opportunity in a distinctive waterfront community setting. Situated on a 0.22-acre parcel, this 2,196 SF two-story property offers strong potential for residential investment, renovation, or owner-occupant use. The existing layout includes two units with multiple bedrooms and full bathrooms, providing flexibility for multifamily living, rental income potential, or a custom residential conversion.

The property combines scale, character, and redevelopment potential. With its spacious footprint and adaptable configuration, this is an excellent opportunity for buyers seeking a value-add residential project in Delaware City.

ADDRESS

2449-2451 Old Battery Lane, Delaware City, DE 19706

PROPERTY INFORMATION

- 2,196 ± SF
- Two-unit complex
- Parcel #220900266
- 0.22 AC lot

SALE PRICE

\$115,000

ZONING & TAX CREDITS

- 22-HPR (Historic Preservation & Redevelopment)
- Eligible for tax preservation credits via the Delaware Historic Preservation Tax Credit Program
- The credit provides up to 30% for owner-occupied residential properties and 20% for income-producing properties.



HISTORY

Fort DuPont, located along the Delaware River in Delaware City, was originally established in the 1860s as part of a coastal defense network protecting key Mid-Atlantic port cities, including Wilmington and Philadelphia. The site was expanded over time with military infrastructure and remained an active installation through World War II. Following its decommissioning in the mid-20th century, the property transitioned to state ownership and is now part of the Fort DuPont Historic District, offering a unique setting that blends historic character with long-term redevelopment potential.

This **Multifamily Duplex** was originally constructed circa 1950 as a two-story duplex containing five rooms, three bedrooms, and two full bathrooms, a functional residential design commonly used in mid-century military housing.

This redevelopment opportunity once served as Non-Commissioned Officer (NCO) Quarters, residential buildings designed to house senior enlisted military personnel and their families, providing practical on-base living accommodations that supported daily fort operations and military readiness.

Today, the building remains part of the historic fabric of the former fort, representing an important piece of Fort DuPont’s residential and operational history.





Conceptual illustration intended for marketing purposes only. Actual conditions, features, and dimensions may vary.



Multifamily Duplex
2,196 ± SF for Sale

Maple Boulevard

Enginer Road

Old Elm Avenue

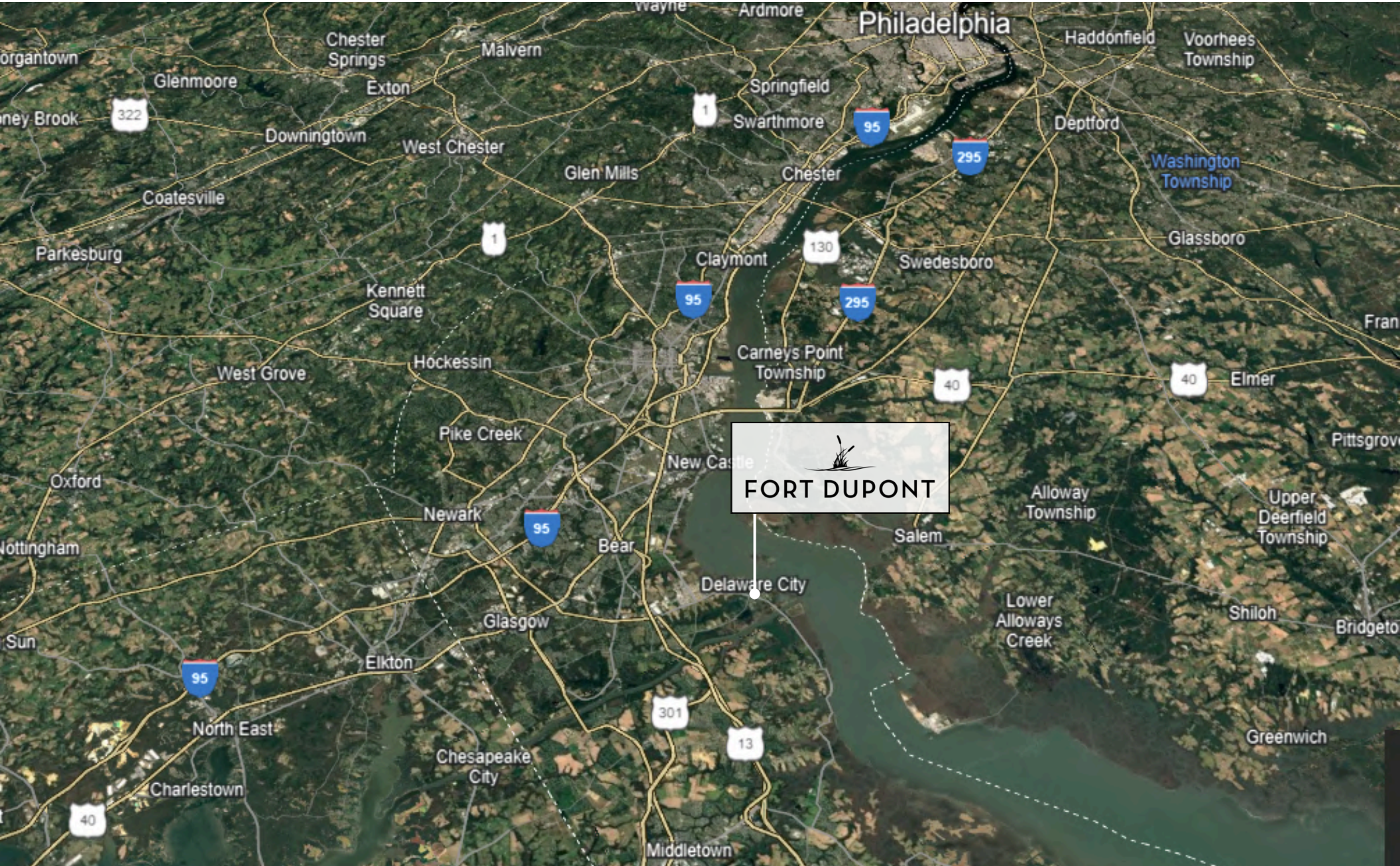
Colter Road

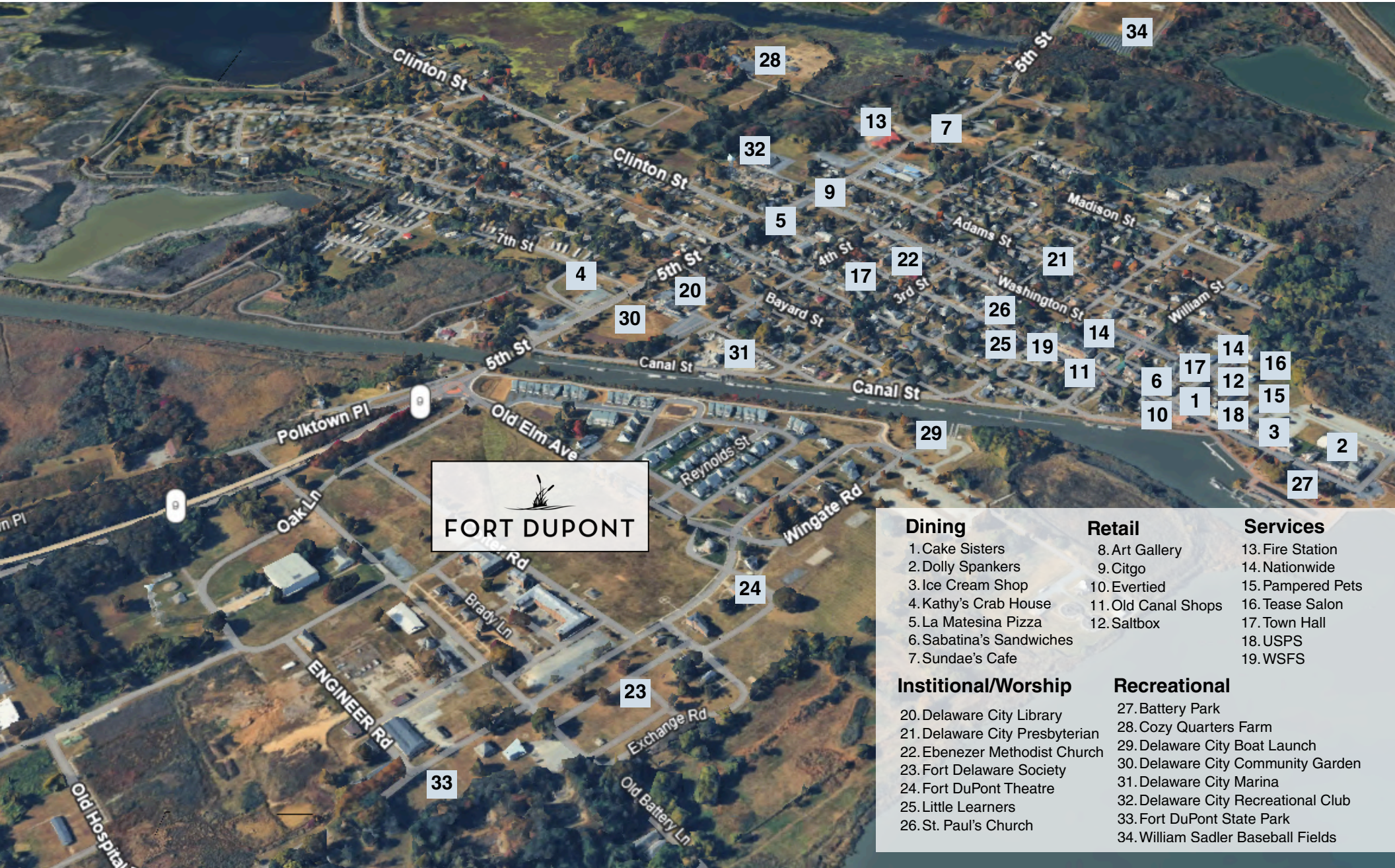
Powers Lane

Old Battery Lane

Oak Lane

Route 9 (Delaware City Port Penn Road)





FORT DUPONT

Dining

- 1. Cake Sisters
- 2. Dolly Spankers
- 3. Ice Cream Shop
- 4. Kathy's Crab House
- 5. La Matesina Pizza
- 6. Sabatina's Sandwiches
- 7. Sundae's Cafe

Retail

- 8. Art Gallery
- 9. Citgo
- 10. Evertied
- 11. Old Canal Shops
- 12. Saltbox

Services

- 13. Fire Station
- 14. Nationwide
- 15. Pampered Pets
- 16. Tease Salon
- 17. Town Hall
- 18. USPS
- 19. WSFS

Institutional/Worship

- 20. Delaware City Library
- 21. Delaware City Presbyterian
- 22. Ebenezer Methodist Church
- 23. Fort Delaware Society
- 24. Fort DuPont Theatre
- 25. Little Learners
- 26. St. Paul's Church

Recreational

- 27. Battery Park
- 28. Cozy Quarters Farm
- 29. Delaware City Boat Launch
- 30. Delaware City Community Garden
- 31. Delaware City Marina
- 32. Delaware City Recreational Club
- 33. Fort DuPont State Park
- 34. William Sadler Baseball Fields



FORT DUPONT

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