

NAI Emory Hill



FORT DUPONT

Historic Waterfront Reimagined

Multifamily Duplex for Redevelopment
Historic Building Available for Redevelopment

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.

Unique duplex redevelopment opportunity in a distinctive waterfront community setting. Situated on a 0.30-acre parcel, this 2,631 SF one-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.

Offered at \$135,000 and zoned 22HPR (Historic Preservation and Development), the property combines scale, character, and redevelopment potential in a setting not commonly available in today's market. With its spacious footprint and adaptable configuration, this is an excellent opportunity for buyers seeking a value-add residential project in Delaware City. The property may also qualify for potential historic rehabilitation tax credit incentives for eligible improvements. Both units feature front and rear porches, adding to the property's historic charm and residential appeal.

ADDRESS

2445-2447 Old Battery Lane, Delaware City, DE 19706

SALE PRICE

\$135,000

PROPERTY INFORMATION

- 2,631 ± SF
- Two-unit complex
- Parcel #220900265
- 0.30 AC lot

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 one-story ranch style duplex containing eight rooms, four bedrooms, two full and two half bathrooms, a functional residential design commonly used in med-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.

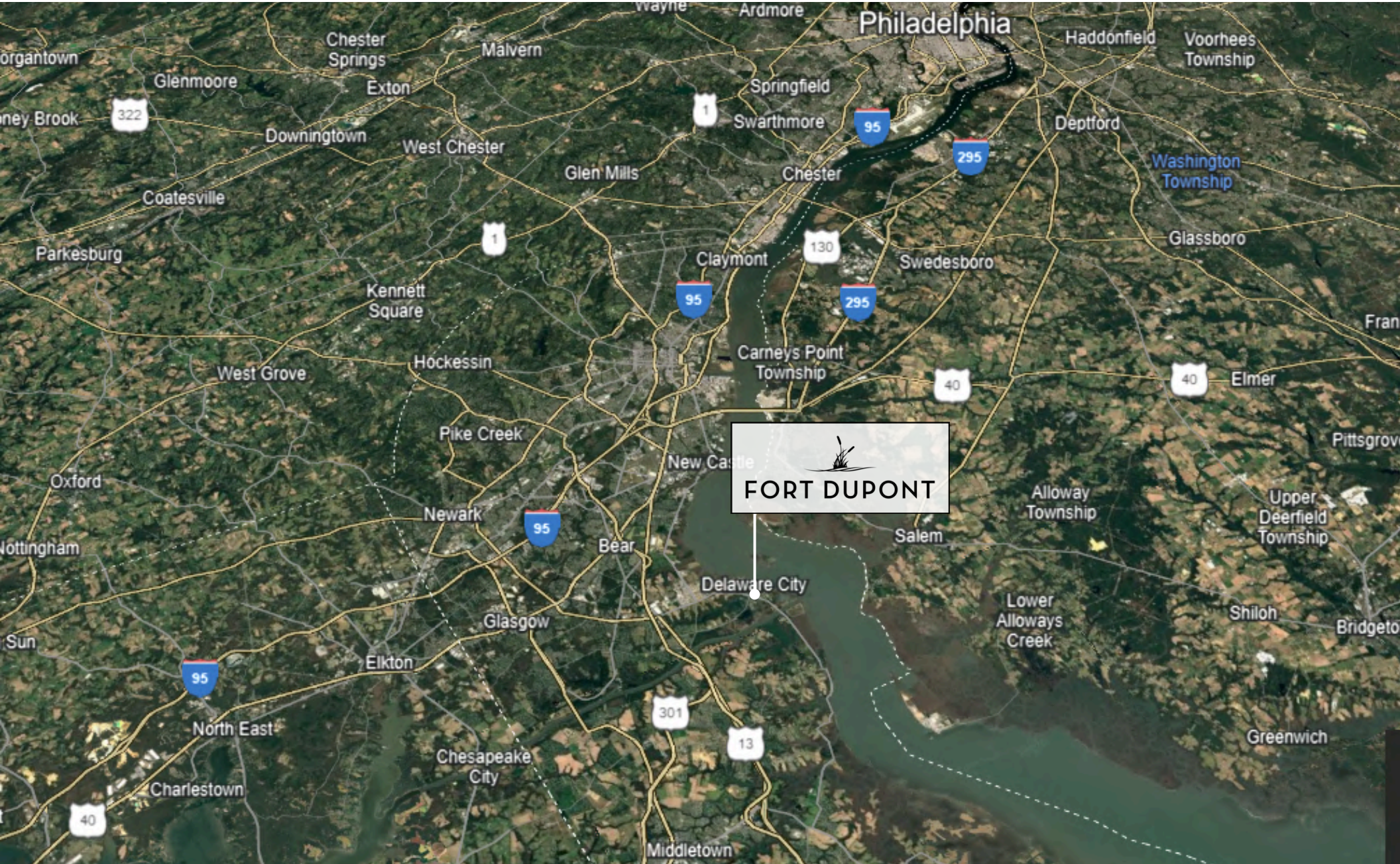


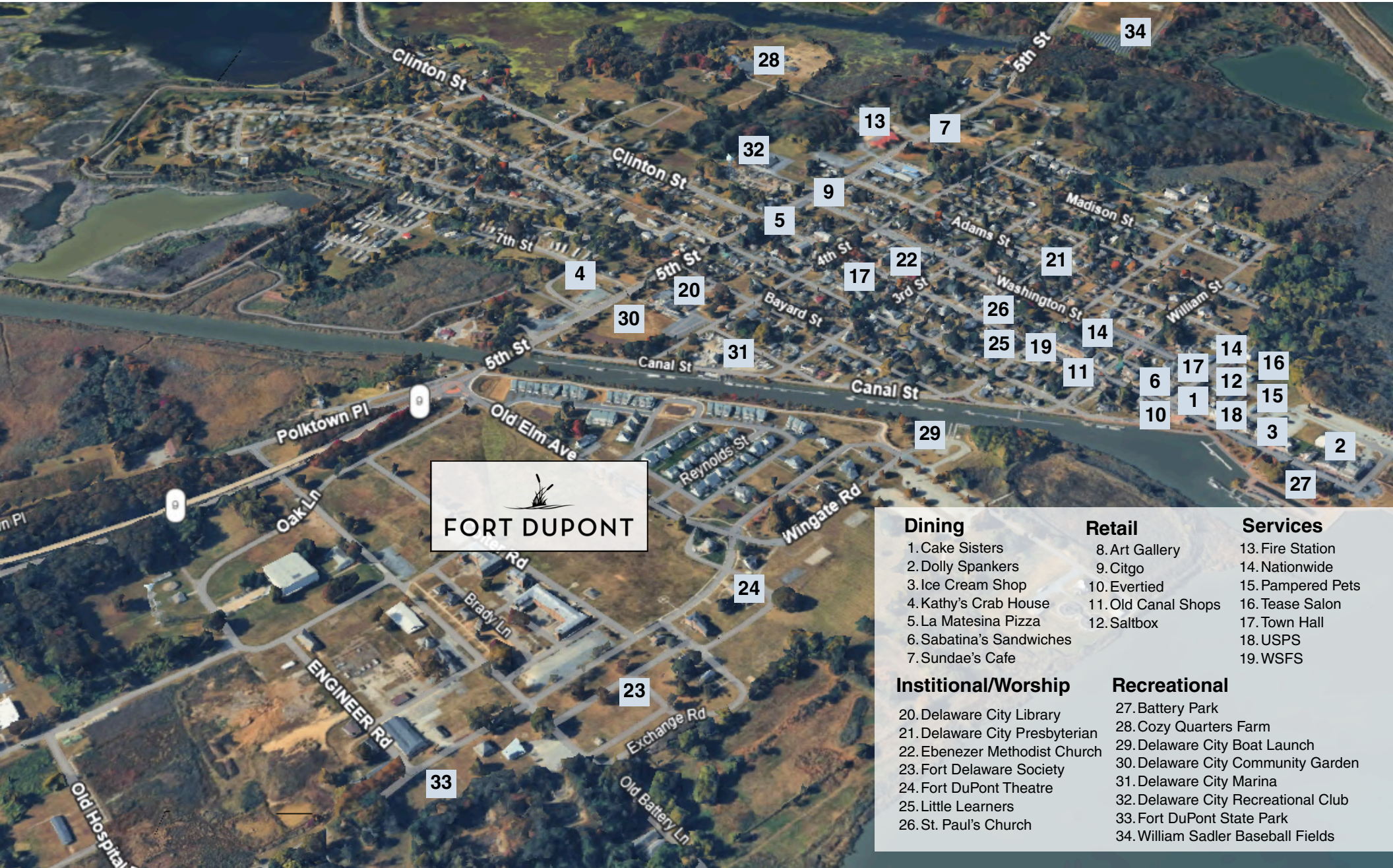


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Multifamily Duplex
2,631 ± SF for Sale





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

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

Retail

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

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

Services

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



FORT DUPONT

Contact Information

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