

**825 N. Market Street
Wilmington, DE
19801**

FOR SALE

**MULTI USE: 5 APTS +
1 COMMERCIAL SPACE**

PROPERTY OVERVIEW

Commercially zoned multi use property consisting of a total of six units (one commercial lease (current restaurant use) on ground floor entrance to Market Street and five apartments on upper floors. Prime location opposite the Grand Opera House, between two of the most popular eateries on busy Market Street at the heart of Downtown Wilmington's exciting and booming business and entertainment center. The area is burgeoning with new eateries, businesses, education centers, new hotels, new luxury apartments and condo communities, entertainment, events, festivals, technology incubation and city initiatives.



PROPERTY DETAILS

- One commercial lease - present restaurant use.
- One 2BR apartment.
- Three 1 BR apartments.
- One studio apartment.
- Located at the center of the city's "DEVELOPMENT DISTRICT." May qualify for grant money for improvements. Subject to approval.
- Located in a federally designated "Opportunity Zone."



MULTI USE PROPERTY

825 Market Street, Wilmington, DE 19802





View of opposite side of the street.

Located at the heart of Downtown Wilmington's booming business and entertainment center. Walk to Biden Amtrak train station and bus terminal. Very easy access to all public transportation, Interstate I-95. Easy access to parks and walkable to the Wilmington Riverfront. 25 minutes to Philadelphia International Airport.

Prime location surrounded by office buildings, popular restaurants, entertainment venues. Arguably the most desirable block in Downtown Wilmington with festivals, bands, events throughout the year. Just two blocks from the new Widener University campus, Hotel DuPont and Rodney Square. Walk to Wilmington Riverfront.



LOCATED AT THE HEART OF DOWNTOWN BUSINESS AND ENTERTAINMENT CENTER



Located opposite the Grand Opera House, next door to popular Roost Pub and Kitchen restaurant, two doors from the popular Chelsea Tavern and the Chelsea Plaza between Market and Shipley Sts.

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View from inside apartment.

OPERATING DATA

Current annual gross scheduled income: \$110,244

Offered at \$895,000

- Poised for substantial **VALUE ADD** rental increases.
- Mechanicals: Each unit enjoys individually allocated water heaters and HVAC units for more consistent ROI to landlord.
- Tenants pay all utilities except cold water.
- High occupancy rate.



FIVE APARTMENTS

MULTI USE PROPERTY

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Fourth floor apartment interior.



Apartments' view
Market St. facing East.

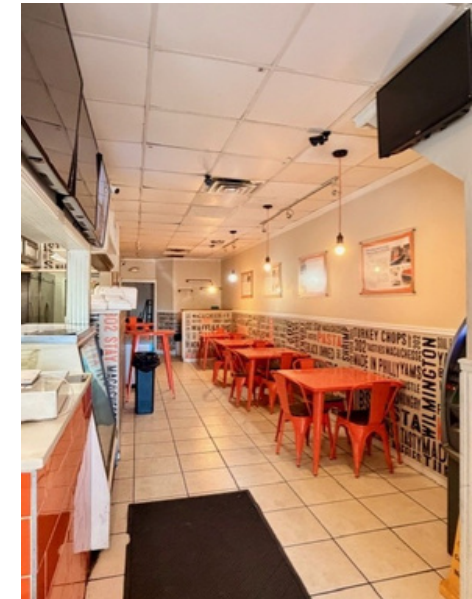
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STREET LEVEL COMMERCIAL SPACE



938 +/- SF Market
Street level. Present use
restaurant. 3 year lease
until 2028.



FOR MORE INFORMATION,
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