



Locally Owned. Globally Connected.

FOR SALE

20859 Coastal Highway

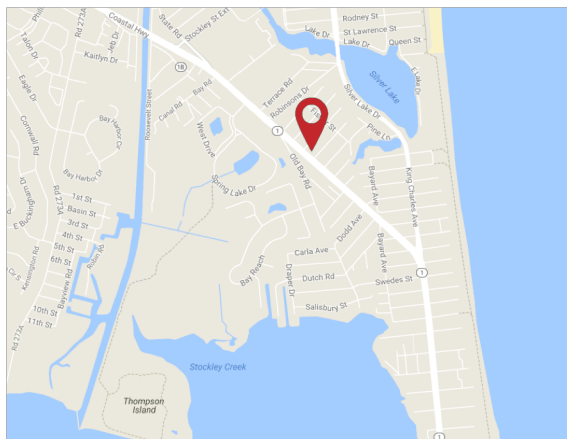
Rehoboth Beach, DE 19971



Available: 12,312 +/- SF – improvements
40,000 +/- SF – land

Sale Price: ~~\$2,700,000~~ **Price Reduced! Now \$2,400,000**

- **Restaurant:** Completely renovated (2015-2016), fully functional, cash-flowing restaurant (5,485 +/- SF) - \$TBD
- **Package store:** (leased to tenant) – 3,494 +/- SF
 - 2/1/17-1/31/18 - \$3,247.30/mo
 - 2/1/18-1/31/19 - \$3,312.24/mo
 - 2/1/19-1/31/20 - \$3,378.49/mo
 - NNN= 25% of all expenses
- **3 apartments:**
 - 3 BR/1.5 bath - \$1,175/mo
 - 2 BR/1 bath - \$1,050/mo
 - 2 BR/1 bath - \$1,075/mo
- **Tax Parcels:** #3-34-20.09-109.04
#3-34-20.09-109.03
- **Zoned:** C-1 General Commercial District (Sussex County)
- Corner property
- Assumable SBA loan available @ 3.85%



For more information, please contact:

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