



Locally Owned. Globally Connected.

**FOR SALE**

**1305 Pennsylvania Ave (Sold 2020)**

1305 Pennsylvania Avenue, Wilmington, DE 19806



## MULTIFAMILY PROPERTY FOR SALE

### OFFERING SUMMARY

Available:	3,372 SF
Number Of Units:	7
Cap Rate:	7.6%
Sale Price:	\$725,000
Parcel #:	26-020.40-056
Zoning:	R5-B Apt House Medium Density

### PROPERTY OVERVIEW

Seven unit apartment building in the Trolley Square area of the City of Wilmington on .06 +/- acres with small courtyard.

### PROPERTY HIGHLIGHTS

- Six one-bedroom units + one efficiency
- Mix of apartment styles including units with lofts
- Several units with eat-in kitchen and living room
- 7 electric meters + 1 house meter
- 7 gas meters + 1 house meter
- Updated crown boiler - radiator heat / new roof 2014
- Natural gas hot water heater
- Landlord pays heat, hot water, taxes and insurance
- Tenant pays electric and cooking gas

For more information, please contact:

**Chris Moore, CCIM**

**Tel** 302.622.3510

**Cell** 302.383.1911

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