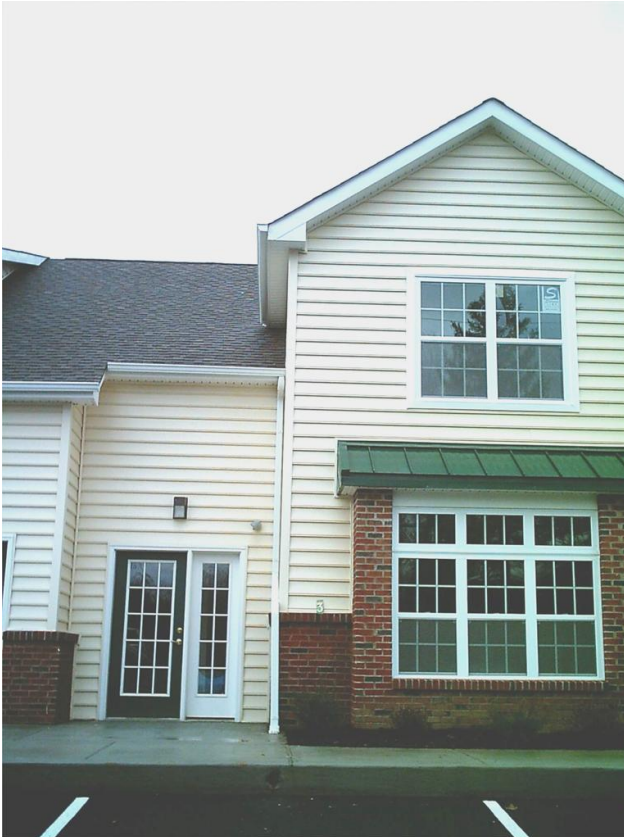


# SALE/LEASE

## OFFICE CONDO



**Located: 6 Larch Ave. Unit 397  
Wilmington, Delaware 19804**  
**Unit Size: +/-1,665 Sq. Ft.**  
**Sale Price: \$199,900.00**  
**Rental Rate: \$14/Sq. Ft. Net of  
utilities & janitorial**

**Comments: The property is a two story office  
condo that can be split into 2 separate units,  
both units have private restrooms. First floor is  
+/-935sf. and the second floor unit is +/-730sf.**

**Contact: John Roach**

**Phone 302-594-1002**

**Fax 302-594-1005**

**1301 Walnut Green Rd.**

**Greenville, Delaware 19807**

**[roach@musicommercial.com](mailto:roach@musicommercial.com)**



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**The information presented is believed to be accurate, but the users must verify it for their own satisfaction. Price and availability are subject to change without prior notice. The Seller's broker, any cooperating broker, and any salesperson working with either are representing the Seller's best interests and have fiduciary responsibilities to Seller, but are obligated to treat all parties fairly.**