

PROPERTY INFORMATION

Location: 10975 State Street,
Delmar, DE

Property Description



- **Location:** 10975 State Street, Delmar, Delaware
- District 532, Map 20.00, Parcel 91.01
- **Zoning:** Highway Commercial
- **Description:** One-story structure
- **Highest & Best Use:** Restaurant
- Approximately 60,548 sq ft irregular shaped site; 12,509 sq ft building

10975 State Street, Delmar, DE

Property Description

- **Frontage/Access:**
Approximately 229.92'
linear ft road frontage along
State Street
- **Foundation:** Slab on grade
- **Exterior:** Dryvit, Decorative
Stone, Brick Veneer
- **Roof:** Flat Built-Up/Asphalt,
A-Frame/Metal
- **Interior Finish:** Drywall,
Wainscoting, Moisture Proof
Wallboard
- **Partitions/Interior
Framing:** Wood Frame
- **Floor Cover:** Commercial
Grade Carpet, Ceramic Tile
- **Restrooms:** 2 Restrooms
- **Kitchen:** 1 Adequate
- **Heating/HVAC:** Forced
Air/Heat Pump
- **Cooling/AC:** Central Air
Conditioning
- **Site Improvements:**
Parking, exterior lighting,
typical landscaping

10975 State Street, Delmar, DE

Tax Data



- Town of Delmar (Sussex County)
Tel: (302) 846-2138
- **Tax Parcel ID#:** District 532, Map 20.00, Parcel 91.01
- **Assessed Value Land:** \$13,900
- **Assessed Value Improvements:** \$322,400
- **Total Assessed Value:** \$336,300
- **2009 Real Estate Taxes:** \$6,462

10975 State Street, Delmar, DE

Legal Description

FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE *A*

File Number: Q0601-00023

Tax Parcel No. 5-32-20.00-91.01

Description, for all that certain piece, parcel, lot, or tract of land lying on the northerly side of Delaware State Route 54, sited 250 feet, more or less, westerly of U.S. Route 13, designated District Map Parcel No. 5-32 20.00 91.01, situated in the town of Delmar, Little Creek Hundred, Sussex County, the State of Delaware, and being more particularly located and ascertained in the following metes and bounds description, by the P.E.L.S.A. Company, Inc., Land Consultants and Surveyors, in accordance with a survey and plan prepared by said P.E.L.S.A. Company, Inc., dated August 22, 2006, referenced and filed MO06-1172, thus, bounded and described, to wit:

Beginning at a point and place situate in the northerly side of Delaware State Route 54 (60.00 feet wide) located at a common corner in the division line for said lands herein being described and lands lying northerly and easterly, respectively, now or formerly State Line Plaza Associates, said point being North 77 degrees 47 minutes 27 seconds West 30.01 feet measured from a concrete monument set at the point of intersection of the said northerly side of Delaware State Route 54 with the westerly line of lands now or formerly Sussex Trust Company, to the point and place of beginning;

Thence, Commencing from the said point of beginning and running along the said northerly side of Delaware State Route 54, intersecting the easterly side of a "water and sewer easement" (per deed book 1979 page 346) crossing the end of the same, North 77 degrees 47 minutes 27 seconds West 229.93 feet to a point;

Thence, along the division line for lands lying westerly and southerly, respectively, now or formerly Delmarva Health Center, Inc., North 12 degrees 10 minutes 09 seconds East 210.20 feet to a point;

Thence, in like bounds of the previous course, North 77 degrees 59 minutes 51 seconds West 100.10 feet to a point;

Thence, along the division line for lands lying westerly and northerly, respectively, now or formerly Saint Stephen's Methodist Church North 12 degrees 09 minutes 17 seconds East 140.00 feet to a point;

Thence, in like bounds of the previous course, South 77 degrees 52 minutes 41 seconds East 135.96 feet to a point lying in a strip of "ingress and egress easement" (per deed book 1979 page 346);

Thence, along the division line for the aforesaid lands now or formerly State Line Plaza Associates, running through the said "ingress and egress easement" 9.00 feet

opposite its southerly side and parallel thereto, South 79 degrees 09 minutes 31 seconds East 186.87 feet to a point;

Thence, in like bounds of the previous course, running in part through said "ingress and egress easement," continuing along the westerly side of said strip of easement at 30.01 feet wide, South 11 degrees 04 minutes 51 seconds West 174.12 feet to the aforesaid northerly side of Delaware State Route 54 and the first mentioned point and place of beginning.

The Area contained herein being 1.38 acres of land, be they the same, more or less,