

PROPERTY INFORMATION

Location: 399 E. DuPont
Highway, Millsboro, DE

Property Description



- **Location:** 399 E. DuPont Highway, Millsboro, Delaware
- District 133, Map 210.00, Parcel 4.01
- **Zoning:** Highway Commercial
- **Description:** One-story structure
- **Highest & Best Use:** Restaurant
- Approximately 76,230 sq ft irregular shaped site; 10,226 sq ft building

399 E. DuPont Highway, Millsboro, DE

Property Description

- **Frontage/Access:** Adequate; Access via Mid-Sussex Shopping Center
- **Foundation:** Slab on grade
- **Exterior:** Dryvit, Brick Veneer
- **Roof:** Flat Built-Up/Asphalt, **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

399 E. DuPont Highway, Millsboro, DE

Tax Data



- **City of Millsboro** (Sussex County)
Tel: (302) 846-2138
- **Tax Parcel ID#:** District 133, Map 21.00, Parcel 4.01
- **Assessed Value Land:**
\$17,500
- **Assessed Value Improvements:** \$349,000
- **Total Assessed Value:**
\$366,500
- **2009 Real Estate Taxes:**
\$5,805(approx)

399 E. DuPont Highway, Millsboro, DE

Legal Description

FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE **A**

File Number: Q0601-00023

Tax Parcel No. 1-33-21.00-4.01

Description, for all that certain piece, parcel, lot, or tract of land lying on the easterly side of U.S. Route No. 113: a.k.a. South Dupont Highway, 1,500 feet, plus or minus, southerly from Highway Route 338, designated district map parcel No. 1-33 21.00 4.01, situated in the Town of Millsboro, Dagsboro 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 the location given and shown on a plan and survey prepared by said P.E.L.S.A. Company, Inc., dated August 22, 2006, referenced and filed MO06-1173, thus, bounded and described, to wit:

Beginning at a point and place being in the centerline of Iron Branch situate in the easterly side of U.S. Route No. 113, a.k.a. South Dupont Highway at 42.00 feet from the centerline of the northbound lane of said Highway measured at right angles thereto, said point being at a common corner in the division line for lands herein being described and lands lying southerly being district map parcel No. 2-23 5.00 1.00, hence, the point and place of beginning;

Thence, Commencing from the said point of beginning and running along the said easterly side of U.S. Route 113 (South Dupont Highway) North 27 degrees 30 minutes 00 seconds West 180.72 feet to a point;

Thence, along the division line for Lands lying northerly now or formerly of Mid-Sussex Associates, L.P., intersecting the westerly side of a 24.00 feet wide easement area at 132 feet and crossing the same (per Book No. 1716 Page 79) North 62 degrees 51 minutes 49 seconds East crossing a 20.00 feet wide Thru-way in the rear portion of the property herein being described 314.31 feet to a point;

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Thence, continuing along lands now or formerly Mid-Sussex Associates, L.P., lying easterly, South 27 degrees 30 minutes 00 seconds East 249.01 feet to a point lying in the centerline of the aforesaid Iron Branch;

Thence, binding on the said centerline of Iron Branch in a southwesterly direction along the following six (6) lines and courses: 1) South 44 degrees 48 minutes 11 seconds West 73.78 feet to a point, 2) South 57 degrees 50 minutes 32 seconds West 50.57 feet to a point, 3) South 88 degrees 05 minutes 06 seconds West 67.07 feet to a point, 4) South 88 degrees 53 minutes 15 seconds West 64.37 feet to a point, 5) South 89 degrees 25 minutes 15 seconds West 79.74 feet to a point, 6) South 57 degrees 53 minutes 50 seconds West 6.19 feet to the aforesaid easterly side of U.S. Route 113 (South Dupont Highway) and the first mentioned point and place of beginning.

The Area contained herein being 1.76 acres of land, be they the same, more or less.