

For Sale

**Existing
Commercial
Building and
Residence**

- Existing Commercial Building
- Unique Mixed-Use Property



**3315 Philadelphia Pike
Claymont, DE 19703**

Price - \$450,000

For more information please contact:

David Heaney

Cell: (302)229.2242

E-mail: dth@healthcarefs.com

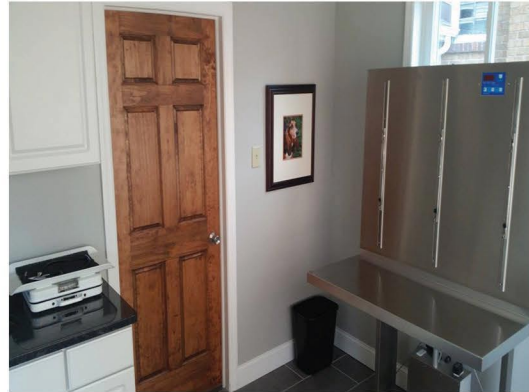
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This unique mixed-use property is comprised of an existing commercial building and a residence. The colonial-style home features a 2,025 SF +/- space while the commercial building is a 1,646 SF +/- space. This high visibility property is located on Philadelphia Pike just minutes from Pennsylvania.

Property Highlights:

- ✓ **Veterinary Hospital (1,646 SF +/-)**
- ✓ **Residence (2,025 SF +/-) | 4 Bedrooms and 2 Baths**
- ✓ **CN - UDC - Commercial Neighborhood Zoning**

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Details:

- **Type:** Mixed-Use
- **Subtype:** Medical
- **Available:** Existing Commercial Building and Residence
- **Total SF +/- for Commercial Building:** 1,646
- **Total SF +/- for Residence:** 2,025



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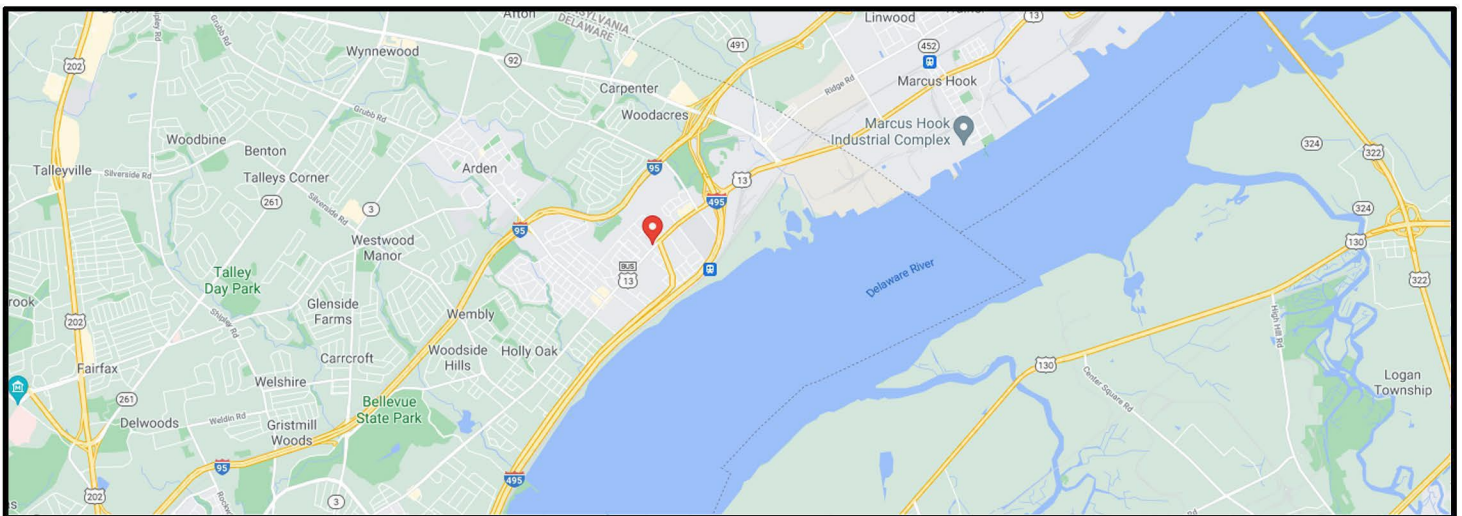
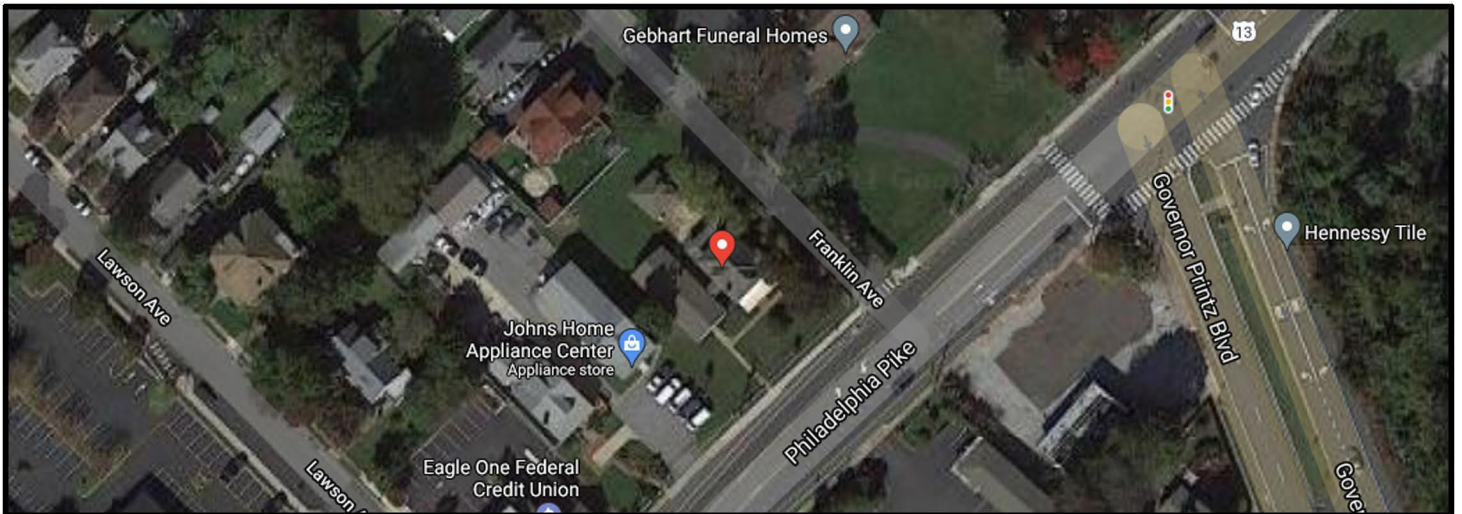
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Demographics:

- **Population: 8,470**
- **Households: 3,614**

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