

\$199,000 - 3 Delaware Ave, DELMAR

MLS® #DESU2098456

\$199,000

2 Bedroom, 1.00 Bathroom, 1,000 sqft

Residential on 0.36 Acres

NONE AVAILABLE, DELMAR, DE

Approximately 1,000 square feet, this well-maintained, free-standing building was originally constructed as an office but could easily be converted into a comfortable single-family home. Situated on a desirable double lot with frontage on both Delaware Avenue and Pennsylvania Avenue, the property offers ample flexibility and space including the opportunity to build a second home on the front corner lot.

Currently zoned Light Industrial (LI), the Town of Delmar has indicated they would be supportive of rezoning the property to Residential, making it an excellent candidate for redevelopment or adaptive reuse. The interior includes a spacious open area, two private offices (ideal for bedrooms), a conference room that could serve as a living or dining space, a full kitchen, and a full bathroom with shower. The building has been recently painted and features central air conditioning and natural gas heat.

This is a unique opportunity for an owner-occupant, small business, or investor looking to repurpose a versatile property in the heart of Delmar.

Built in 1986

Essential Information

MLS® #

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Price	\$199,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,000
Acres	0.36
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	Ranch/Rambler
Status	Active

Community Information

Address	3 Delaware Ave
Area	Little Creek Hundred
Subdivision	NONE AVAILABLE
City	DELMAR
County	SUSSEX-DE
State	DE
Zip Code	19940

Amenities

Amenities	Carpet, Ceiling Fan(s)
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Interior

Appliances	Microwave, Oven/Range - Electric, Refrigerator
Heating	Forced Air, Heat Pump(s)
Cooling	Central A/C
Stories	1

Exterior

Exterior	Frame
Lot Description	Additional Lot(s), Corner
Roof	Asphalt
Construction	Frame, Stick Built
Foundation	Crawl Space

School Information

District	DELMAR
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Elementary	DELMAR
Middle	DELMAR
High	DELMAR

Additional Information

Date Listed	October 13th, 2025
Days on Market	18
Zoning	LI

Listing Details

Listing Office	SVN Miller Commercial Real Estate
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