

AT AUCTION!!

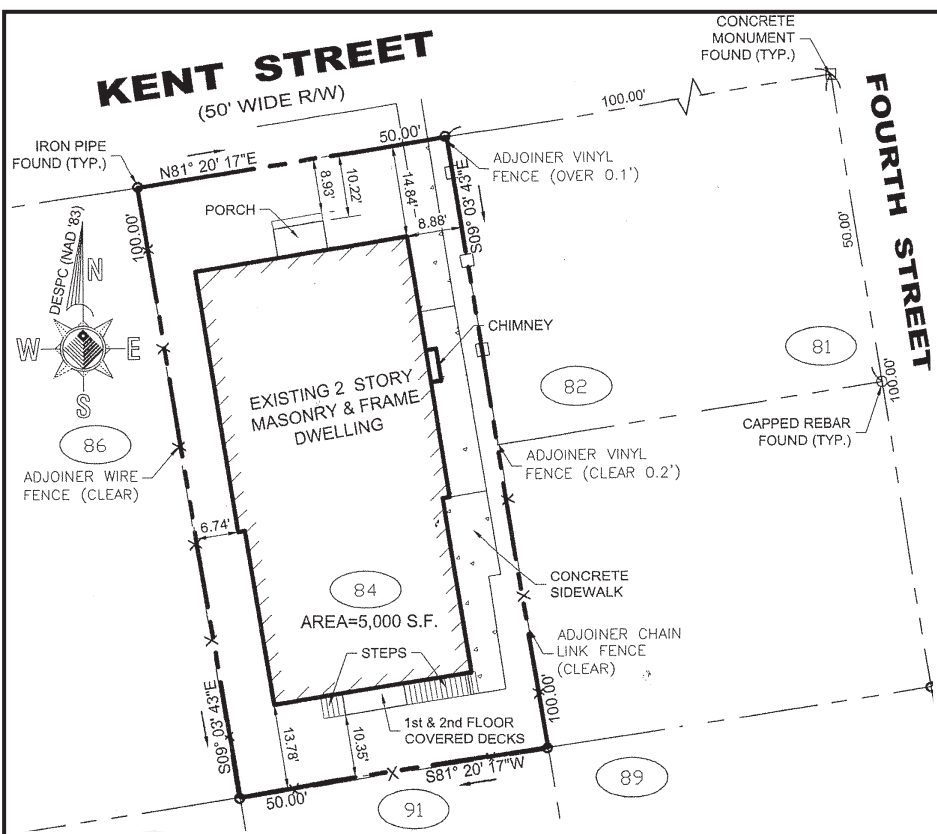
ON SITE RAIN or SHINE

**#84 KENT STREET, REHOBOTH BEACH, DE
A.K.A. Parcel I.D. 334-13.20-144.00**

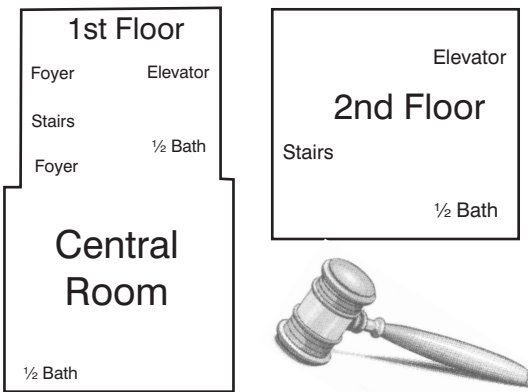
SAT APR. 10th 1:00 PM



- ★ Approx. 6 blocks from Beach & Boardwalk
- ★ 50' x 100' Lot
- ★ 50' from Columbia Avenue
- ★ 1½ Blocks from Rehoboth Avenue
- ★ Walk or Bike to the Beach
- ★ Owned by the City of Rehoboth Beach
- ★ City of Rehoboth Beach Taxes ±\$672.45
- ★ Improved by a 3,300± sq. ft. Frame & Block Building
- ★ Elevator
- ★ Close to Schools & Shopping
- ★ Residential Zoning
- ★ 2 Story Building
- ★ Central Air
- ★ Hardwood & Laminate Floors
- ★ Brick Fireplace
- ★ Cape School District



AUCTIONEER'S NOTE: Don't miss this opportunity to purchase a large improved property in downtown Rehoboth Beach. A great chance to buy and re-model or demolish and build your own design. A property at AUCTION PRICES in the hottest market on the East Coast!! Come to one of the 2 Open House dates and bring a friend!!



OPEN HOUSE

- ★ Wed. Mar. 31st ★
- ★ 3 - 5 pm ★
- ★ Sat. Apr. 3rd ★
- ★ 1 - 3 pm ★
- ★ 1 Hour Prior ★
- ★ on Auction Day ★
- Or By Appointment

**CALL Butch or Will For
More Details and Private Showing**



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TERMS: A 10% deposit to be required on Sale Day. Deposit in cash or personal check on Sale Day, when purchaser to be required to sign a cash non-contingent sales agreement with a 30-40 day closing. City of Rehoboth to supply good marketable unencumbered title. Property sold "As Is", "Where Is" in every respect. Purchasers are responsible for their own due diligence. A 4% Buyer's Premium to be added to the hammer price and to be collected at closing. Price subject to prompt confirmation by the city of Rehoboth Beach.