



**FOR SALE**

**2501 Silverside Rd**

Wilmington, DE 19810

**PRICE REDUCED! NOW \$2,250,000**



## FREESTANDING MEDICAL OFFICE BUILDING

### OFFERING SUMMARY

~~Sale Price: \$2,400,000~~  
**Price Reduced! Now \$2,250,000**

**Building Size:** 11,010 +/- SF

**Land Area:** 0.59 +/- AC

**Zoning:** ON-Office  
Neighborhood

[Click for Virtual Tour](#)

For more information, please contact:

**Greg Ellis, CCIM**

Tel 302.622.3534  
ellis@pattersonwoods.com

### PROPERTY OVERVIEW

Rare single-story freestanding medical office building opportunity in North Wilmington.

### PROPERTY HIGHLIGHTS

- Parking: Cross Easement with adjoining property and variance for relief of medical office parking requirement
- Former ortho practice furniture/equipment available for purchase
- Adjacent building also for sale

### SUITE 1

- 6,810 +/- SF
- Former orthopedic practice suite - Vacant
- 9 exam rooms (2 with sinks)
- Large procedure room
- X-ray room

### SUITE 2

- 4,200 +/- SF
- Currently leased as diagnostic imaging center
- Buyer choice to extend Tenant or vacate suite

3801 Kennett Pike  
Bldg. D, Suite 100  
Wilmington, DE 19807

Tel 302.622.3500  
www.pattersonwoods.com



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Suite 1 – 6,810 SF



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Suite 2 – 4,200 SF



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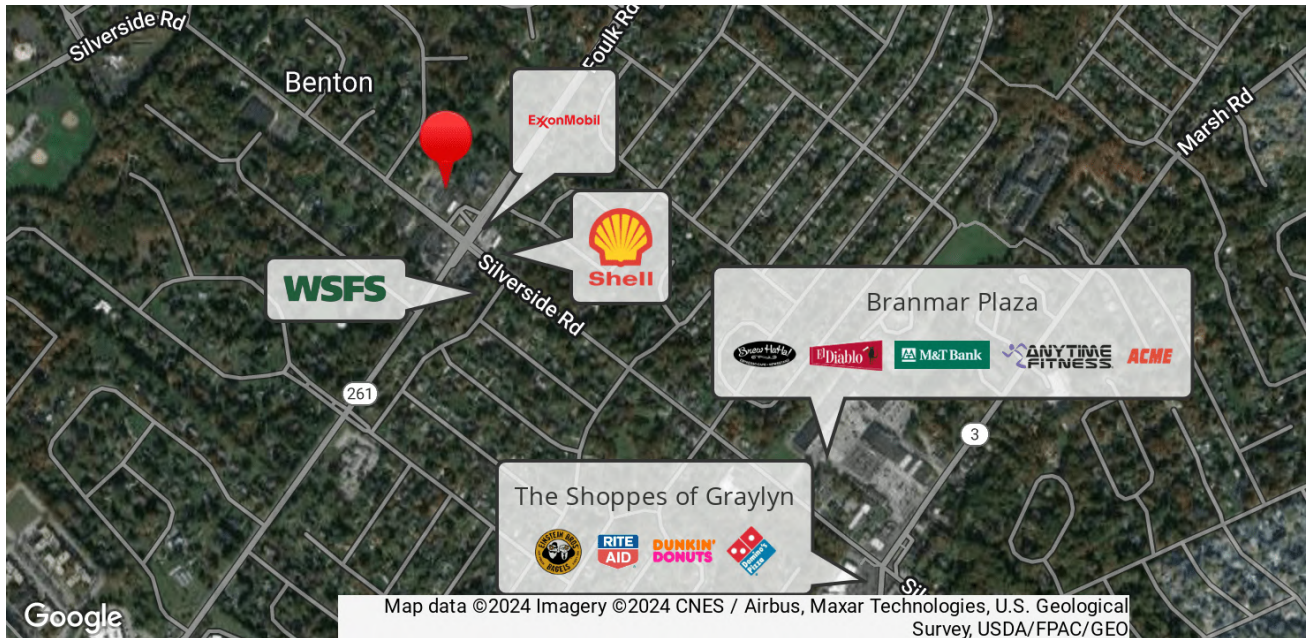


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