

# \$2,100,000 - 40019 Everet Ln #park, Fenwick Island

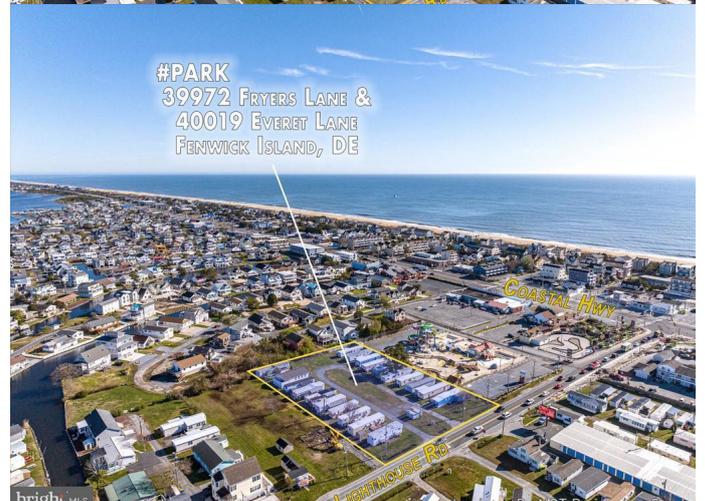
MLS® #DESU2059932

**\$2,100,000**

0 Bedroom, 0.00 Bathroom,  
Land on 1 Acres

N/A, Fenwick Island, DE

This is a prime location in sought-after Fenwick Island! This is an extremely rare opportunity to purchase C-1 commercial land in Fenwick Island DE close to the beach and Atlantic Ocean. A salty breeze carries the scent of the Atlantic Ocean as you stand on these 4 commercially zoned C-1 parcels in Fenwick Island. Just a few blocks east the waves crash against the shore, a constant reminder of the area's beachside charm. The possibilities are endless. One potential would be a vibrant multifamily community development that caters to a variety of residents seeking a comfortable and convenient beach lifestyle. The development could offer a range of unit sizes, from cozy cottages to spacious multi-bedroom townhomes. The potential for shared amenities adds another layer to the multifamily living experience. Perhaps even a swimming pool or fitness center could be incorporated, creating a space for relaxation and healthy living. Other possibilities include a shopping center, multiple smaller retail businesses, and/or medical or other professional offices or leave as mobile home parks. This land is close to the Fenwick and Ocean City beaches, shops, restaurants, mini golf, water parks, and entertainment. The land is located off Rt 54 Lighthouse Rd and is currently used as a mobile home park (Gray's Lane Park) consisting of Tax ID 134-23.02-75.00-Park (18,295 sq ft) and Tax ID 134-23.02-76.00-Park (24,394 sq ft).



Purchaser must buy both parcels at the same time. The historic Fenwick Island Lighthouse is directly next to the parcel and the historic lighthouse keeper's house is part of the sale. A possible Air B&B unique experience for that residence awaits! On the opposite side of the road is another mobile home park (Fryers Lane Park), consisting of Tax ID 134-23.02-56-Park (29,621 sq ft) and Tax ID 134-23.02-57.00-Park (30,492 sq ft).

Purchaser must buy both parcels at the same time. Total acreage for the four parcels is 2.34 Acres (acreage on the North side of Rt. 54 is 1.36 Acres and the South Side of Rt. 54 is .98 Acres). Mobile homes belong to the tenants. The buyer must honor this season's existing rentals or settle on Nov. 1st after this coming rental season ends. PURCHASER MUST ALSO PURCHASE 39972 FRYERS LANE #PARK AND SETTLE BOTH PROPERTIES AT THE SAME TIME. TAX ID 134-23.20-56.00-PARK. Property is not in Fenwick Town Limits falls under Sussex County.

### Essential Information

MLS® #	DESU2059932
Price	\$2,100,000
Bathrooms	0.00
Acres	0.70
Type	Land
Sub-Type	Land
Status	Active
Tax Year	2022
Annual Tax Amount	\$801

### Community Information

Address	40019 Everet Ln #park
Area	Baltimore Hundred (31001)
Subdivision	N/A

City Fenwick Island  
County SUSSEX-DE  
State DE  
Zip Code 19944  
Sussex Delaware Quadrant Between Rt 1 & 113

### **School Information**

District INDIAN RIVER

### **Additional Information**

Date Listed April 12th, 2024  
Days on Market 135  
Zoning C-1

### **Listing Details**

Listing Office Coldwell Banker Realty

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Listing information last updated on August 24th, 2024 at 8:30am EDT