

\$12 - 35202 Atlantic Ave, Millville

MLS® #DESU2074804

\$12

0 Bedroom, 0.00 Bathroom, 3,400 sqft
Commercial Lease on 0.86 Acres

N/A, Millville, DE

Discover a premier commercial opportunity in the heart of Delaware's coastal corridor, where visibility meets versatility. This meticulously maintained 3,400-square-foot commercial space stands proudly along one of the area's busiest thoroughfares, connecting Route 113 to the beloved Bethany Beach.

What sets this property apart? Picture having your business showcase right at the road's edge - no setback restrictions here! The generous parking area extends right to the main road, offering unmatched convenience for your future customers. Your neighbors include established businesses like Dollar General and Hocker's Super Center, ensuring a steady stream of daily traffic.

The building's infrastructure speaks to its professional-grade capabilities. With dual 200-amp electrical systems, you'll have all the power you need to bring your business vision to life. The current owner's commitment to regular maintenance means you're stepping into a turn-key property where all systems and features have been carefully preserved.

Location is everything in business, and this property delivers. Positioned along the main east-west artery of the region, your business will benefit from exceptional exposure to both year-round residents and seasonal visitors. The high-visibility setting combined with easy accessibility creates an ideal environment for



retail, professional services, or other commercial ventures.

Whether you're expanding an existing business or launching a new enterprise, this versatile commercial space offers the perfect blend of location, functionality, and professional appeal. Make your mark in this thriving coastal business community.

Located on Route 26/Atlantic Ave, the main east-west artery between Route 113 and Bethany Beach, this property experiences some of the highest drive-by traffic counts in the area. This prime location is perfect for businesses seeking high visibility and easy access.

Don't miss this opportunity to establish your business in a highly sought-after location!

Built in 1949

Essential Information

MLS® #	DESU2074804
Price	\$12
Bathrooms	0.00
Square Footage	3,400
Acres	0.86
Year Built	1949
Type	Commercial Lease
Sub-Type	Office
Status	Active

Community Information

Address	35202 Atlantic Ave
Area	Baltimore Hundred (31001)
Subdivision	N/A
City	Millville
County	SUSSEX-DE
State	DE

Zip Code 19967

Interior

Heating Hot Water

Cooling None

Exterior

Exterior Brick and Siding, Frame

School Information

District INDIAN RIVER

Additional Information

Date Listed December 30th, 2024

Days on Market 308

Zoning TN

Listing Details

Listing Office O'Connor, Mooney & Fitzgerald



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