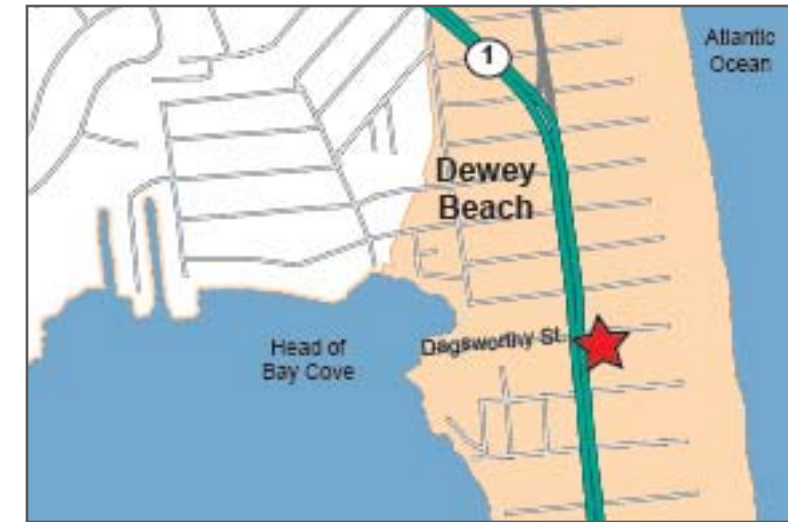


For Sale
Sand Palace Motel
1710 Highway One, Dewey Beach, DE



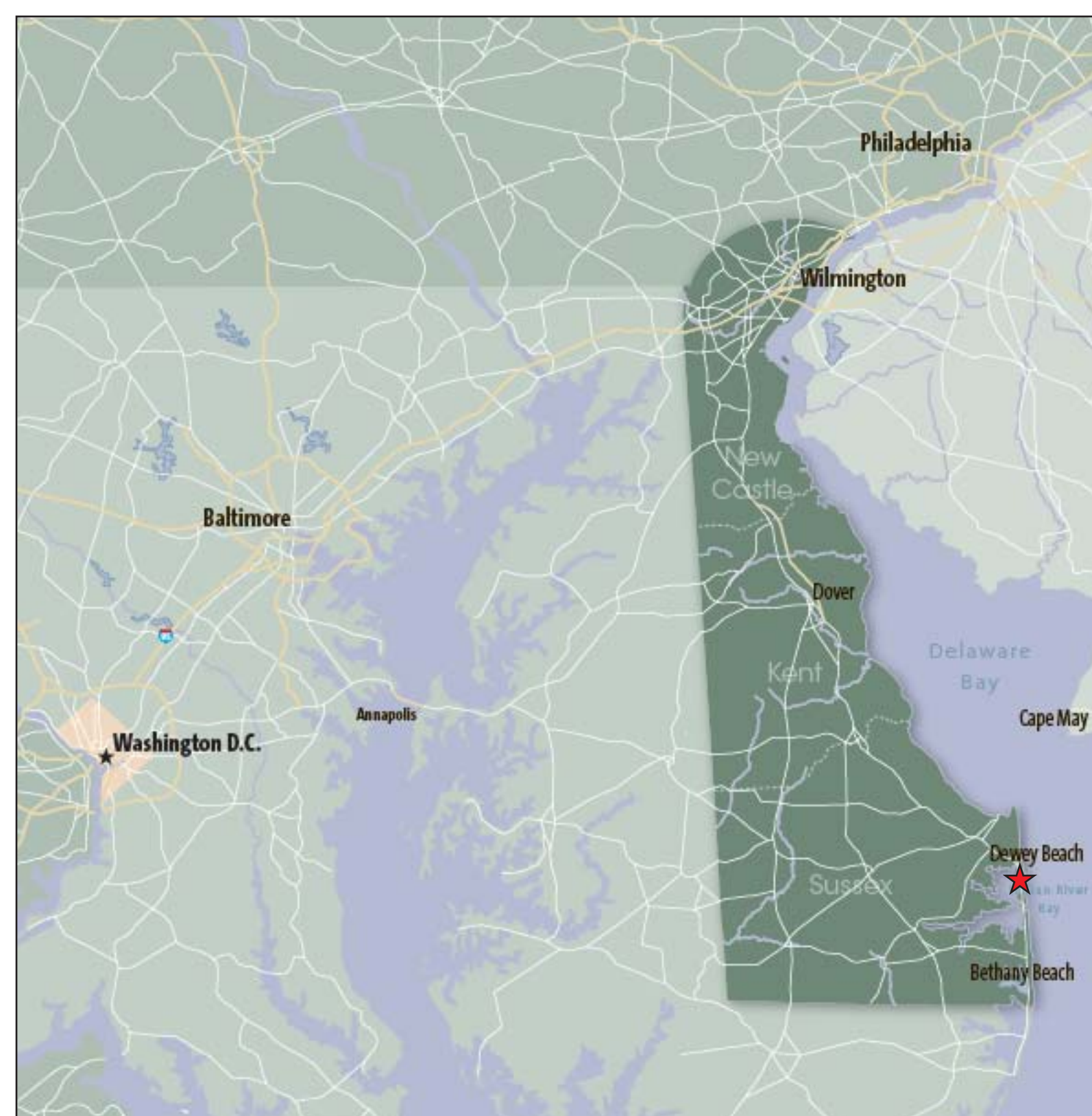
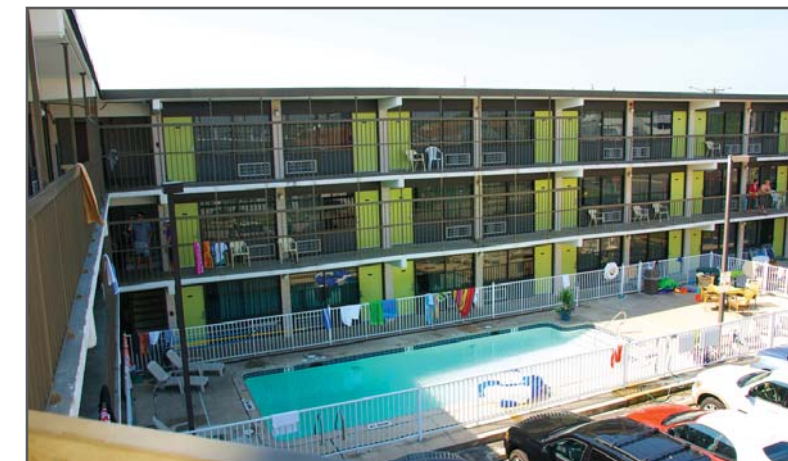
Sand Palace Motel is a family operated motel that has successfully served visitors to Dewey Beach for nearly 20 years, with a substantial number of repeat, loyal, satisfied customers. You may want to continue operating as a profitable long term hotel business or take advantage of one of these potential builder/developer conversion possibilities*: 5 single family home lots; 7 free standing condos/townhomes.



For further information, please contact:

Sandra Ware
302.542.0900
sandra.ware@grubb-ellis.com

Grubb & Ellis Company
1001 Jefferson Street | Suite 104
Wilmington, DE 19801 | 302.888.4500 | 302.888.2170 fax



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GRUBB & ELLIS
From Insight to Results

PROPERTY DETAILS

- Ocean Block on Dagsworthy & Hwy One (aka King Charles Avenue)
- Lot Size: 27,000 sq ft
- Lot Dimensions: 120' x 225'
- Jurisdiction: Town of Dewey Beach
- Ocean and Bay Views
- 48 hotel rooms
- Swimming Pool
- Building setbacks:
 - 22' front
 - 7' sides
 - 10' rear
- Height limit is 35'
- Ocean Access
- Water Views
- Internet Access in Lobby
- Computerized Keyless Entry
- On site State of the Art Laundry Facility
- On site Manager
- Off Street Parking for 48 Guests
- Restaurants within 1-2 Blocks
- Trolley pick up to Rehoboth Beach Boardwalk
- All concrete Construction



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