

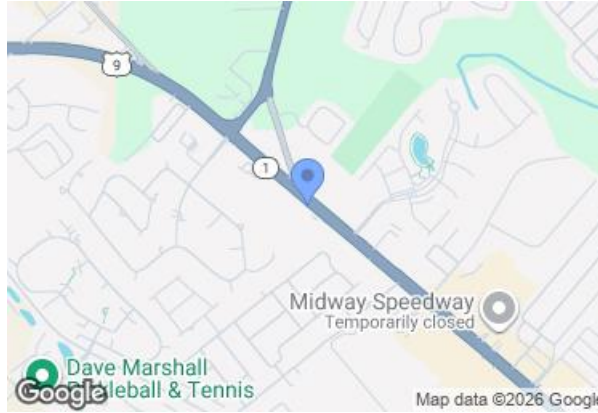
# Agent Full

18282 Coastal Hwy, Lewes, DE 19958

Active

Commercial Sale

\$2,390,000



Recent Change: **12/27/2025 : New Active : ->ACT**

MLS #:	DESU2102124	Available SqFt:	7,000.00
Tax ID #:	334-06.00-491.00	Business Use:	Hotel/Motel
Ownership Interest:	Fee Simple	Year Built:	1980
Sub Type:	Land for Commercial Use	Property Condition:	Average
Waterfront:	No		

### Location

County:	Sussex, DE	School District:	<a href="#">Cape Henlopen</a>
In City Limits:	No	High School:	Cape Henlopen
MLS Area:	Lewes Rehoboth Hundred - Sussex, DE	Middle/Junior School:	Beacon
	County (31009)	Cross Street:	Coastal Hwy
Legal Subdivision:	OAK CREEK	Sussex DE Quadrants:	Between Rt 1 & 113

### Association / Community Info

Property Manager:	No	Association Recreation Fee:	No
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### Taxes and Assessment

Tax Annual Amt / Year:	\$2,788 / 2025	Tax Assessed Value:	2025
School Tax:	\$2,506	Historic:	No
County Tax:	\$283 / Annually	Land Use Code:	3 2
Clean Green Assess:	No	Block/Lot:	82
Municipal Trash:	No		

Zoning: C 1  
Zoning Description: Commercial zoning that allows residential as well provided that central utilities are available.

### Commercial Sale Information

Business Type:	Hotel/Motel	Present Licenses:	None
Possible Use:	Apartment Building, Apartments, Development, Hotel/Motel, Mixed, Multi-Family, Residential	Potential Tenancy:	Multiple
Property Use:	Investment	Building Total SQFT:	Assessor

### Building Info

Building Units Total:	10	Construction Materials:	Frame
Building Total SQFT:	Assessor	Total Loading Docks:	0
		Total Levelers:	0
		Total Drive In Doors:	0

### Lot

Lot Acres / SQFT:	1.45a / 63162sf / Estimated	Lot Size Dimensions:	106 x
		Lot Features:	Irregular, Level, No thru street, Not In Development, Road Frontage

### Ground Rent

Ground Rent Exists: No

### Parking

Truck/Trailer Parking Spaces	8	Features:	Parking Lot
Car Parking Spaces	14		
<b>Total Parking Spaces</b>	<b>22</b>		

### Interior Features

Interior Features: Accessibility Features: Level Entry - Main; Smoke Detector

### Utilities

Utilities: Central A/C; Cooling Fuel: None; Heating: Central, Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

### Remarks

Office: Rentals in place. Do not disturb

Agent: Photos are coming soon. Units are occupied. Please call for an appointment at the office, 302-227-6101

Public: Ideal 1031 property being offered on SB Coastal Hwy, for under \$2.4mm. Own this C-1 property that allows for redevelopment to residential units w/County approvals. Rarely offered 1.45 acres of premium Route One commercial lands. Between Lewes Beach and Rehoboth Beach, perfectly situated on the SB lanes, just past the WaWa. Property offering includes Parcel 492. Included are 9 fully equipped rental cottages along with a single family home of approximately 2500 sf.

### Listing Office

Listing Agent: [Ms. SANDRA L WARE](#) (3260096) (Lic# RS-0013446) (302) 542-0900  
Listing Agent Email: [sandra@commercialde.com](mailto:sandra@commercialde.com)  
Responsible Broker: Sandy Wright (3260100) (Lic# RB-0003368-DE)  
Listing Office: [Berkshire Hathaway HomeServices PenFed Realty](#) (GALLO01) (Lic# RB-00311365)  
37230 Rehoboth Avenue Ext, Rehoboth Beach, DE 19971-3198  
Office Manager: Andrew Ratner (3256648)  
Office Phone: (302) 227-6101 Office Fax:(302) 227-6509

### Showing

Appointment Phone: (302) 227-6101 [📞 - Schedule a showing](#)  
Showing Contact: Showing Contact 1 Showing Provider: ShowingTime  
Contact Name: Rehoboth Beach office Lock Box Type: Combo  
Showing Requirements: Agent or Owner to be Present, Call Lock Box Location: front doors  
First - Office  
Cross Street: Coastal Hwy  
Showing Method: In-Person Only  
Directions: Southbound from the Lewes WaWa, about 1000 ft on the right.

### Listing Details

Original Price:	\$2,390,000	Owner Name:	Drifts Rg Dev Llc
Listing Agrmnt Type:	Exclusive Right	DOM / CDOM:	7 / 7
Prospects Excluded:	No	Listing Terms:	As is Condition
Listing Service Type:	Full Service	Original MLS Name:	BRIGHT
Dual Agency:	Yes	Expiration Date:	05/29/26
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	12/23/2025	Documents Available:	Boundary Line Survey, Plat
Listing Entry Date:	12/27/2025	Seller Concessions:	Yes
Possession:	Negotiable, Settlement, Subject to Existing Lease		
Acceptable Financing:	Cash, Contract, Exchange		
Disclosures:	Under Lease		

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### Search Criteria

Property Type is 'Commercial Sale'  
County is 'Sussex, DE'  
Status is one of 'Coming Soon', 'Active'  
Current Price is 2390000  
Selected 1 of 1 result.