

Property Overview

1 Catherine Street represents a compelling investment and owner-user opportunity located in the core of New Castle, Delaware. The property benefits from a walkable setting with strong regional access via Route 9, I-295, and the Delaware Memorial Bridge, supporting both local and commuter demand.

The surrounding area is characterized by a stable mix of residential and neighborhood commercial uses, contributing to consistent occupancy and long-term market durability. Limited supply and tightly held ownership within the immediate submarket enhance the asset's downside protection and appreciation potential. The property is well suited for investors seeking stable income with future upside, as well as owner-users looking to establish a presence in an established and desirable market.

Price Adjustment
\$699,000



Habash Commercial Realty LLC has been engaged by the owner to market this property for sale and/or lease. Information is from sources deemed reliable; however, no warranties or representations are made regarding its accuracy or completeness. All figures, including age, square footage, income, and expenses, are approximate. Any opinions or estimates are illustrative and may differ from a buyer's analysis. Buyers are encouraged to conduct their own investigation. All information is subject to change.

For More Information Please Contact:

Mitri S. Habash, CCIM, MICP
302-218-3025

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www.HabashCommercial.com

Sales | Leasing | Property Management | Business Brokerage



Habash Commercial Realty

205 Philadelphia Pike

Wilmington, DE 19809

(302) 544-9144

SALE
1 Catherine St
New Castle, DE 19702

Medical Office
± 3,098 sf on 0.48 acres
Asking: ~~\$750,000~~
Zoning: Commercial Neighborhood



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Property Details:

Building Type: Medical/General Office
Total Building Size: ± 3,098 sf
Stories: 2
Year Built: 1930
Year Renovated: 1983
Zoning: CN - Commercial Neighborhood
Lot Size: 0.48 Acres



Two ADA Ramps

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Ample Parking

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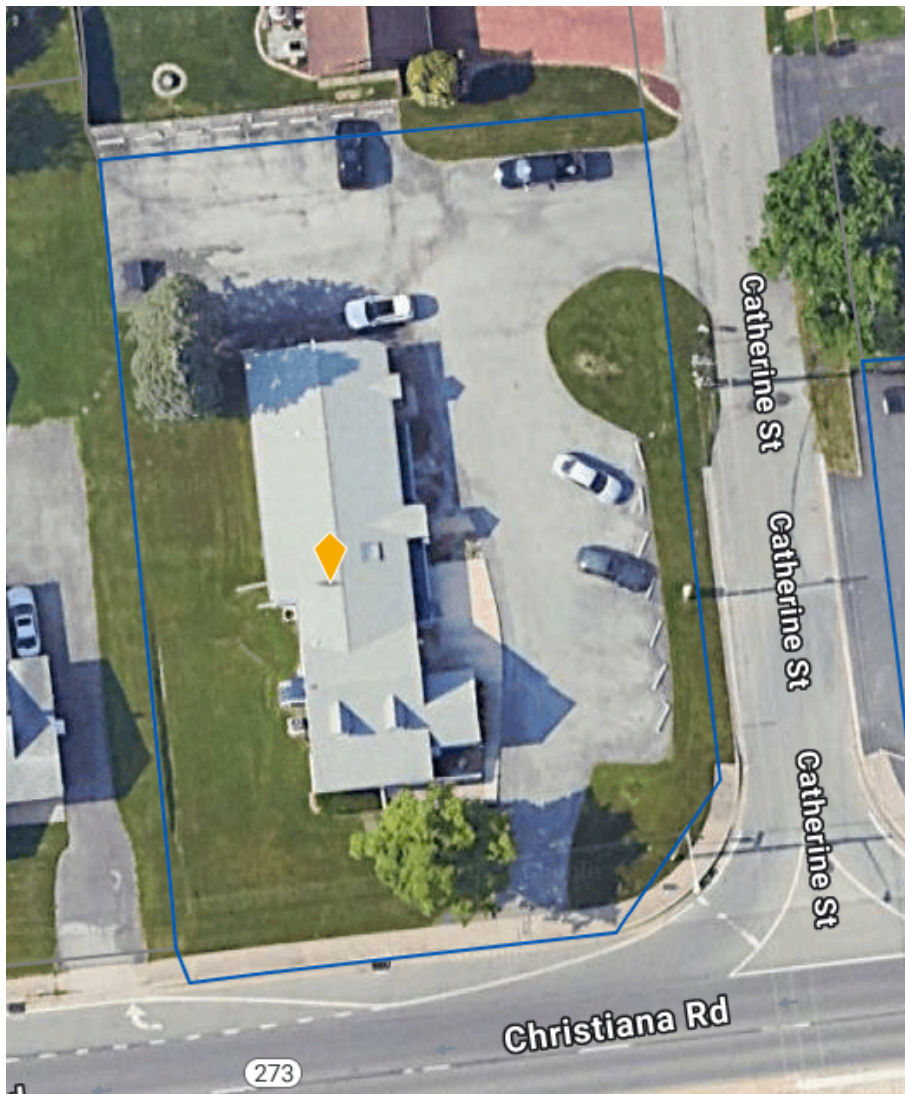


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Site Details Map

1 Catherine St, New Castle, Delaware, 19720

Rings: 1, 3, 5 mile radii



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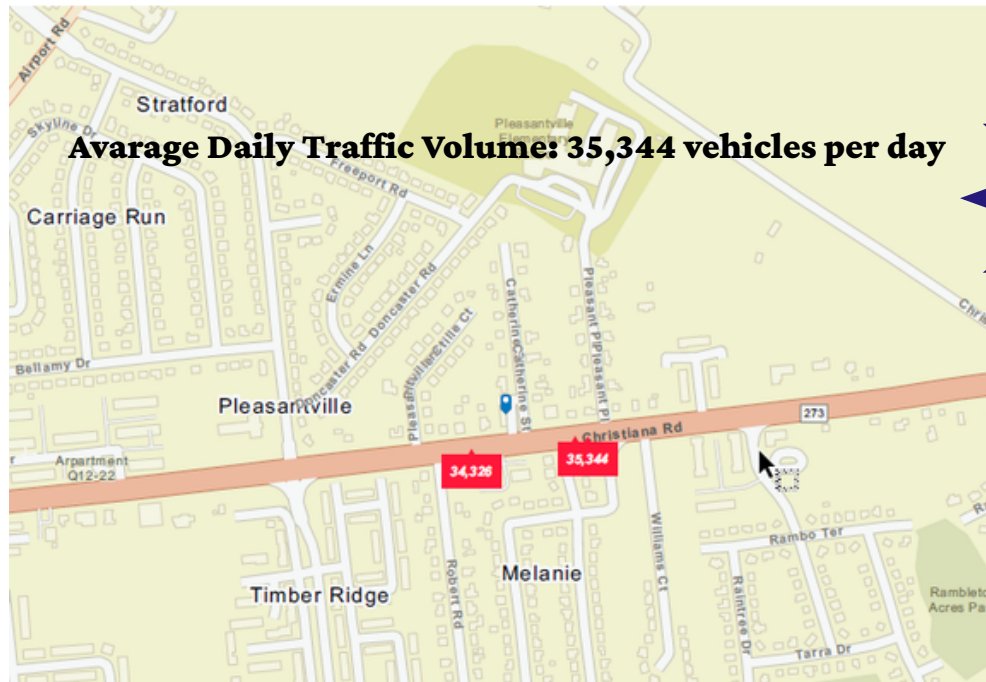
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Population	1 mile	3 miles	5 miles
2010 Population	13,784	54,991	155,127
2020 Population	14,469	58,103	162,530
2025 Population	14,190	57,283	159,944
2030 Population	13,942	56,719	158,317
2010-2020 Annual Rate	0.49%	0.55%	0.47%
2020-2025 Annual Rate	-0.37%	-0.27%	-0.31%

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