

# Commercial - CAMDEN WYOMING, DE



## 311 E Camden Wyoming Avenue, Camden Wyoming, DE, 19934

Offered at \$625,000

Own your own little piece of history with this extraordinary 114 year old building located in the quaint downtown of Camden Wyoming which breathes history and charm. Currently it is used as an antique shop. It serves as a commercial property that also allows for a residential option. A small storage shed sits on the very spacious parking lot which is very hard to come by in the heart of a small town. It has a delightful front porch that leads to a grand set of solid wood double doors. On entering the foyer, you are greeted by a staircase with a lovely mural leading to the second story. The first floor features very high ceilings, a half bath, kitchenette and office space, and a stage with extra storage room in the back of the building. It is a very large, open floor plan leaving plenty of room to get creative with design and layout. The second story, while currently used to display antiques, has the potential to be turned into a very spacious living area, with hard wood floors and tall ceilings throughout. The building also features handicap accessibility, a surveillance system, an HVAC system that is less than two years old, as well as a tankless water heater. A new mini split system was installed upstairs. The kitchenette and bathroom downstairs include LVP flooring, while the remaining floors are hardwood. A full basement exists under the foyer and office, fitted with a pellet stove for additional warmth, while a five block crawl space fills the rest of the underground section. The owner will consider selling the current business operation in which booths are rented to different vendors on a month to month lease. Overall, this building is well taken care of and in great condition after having been through some recent, major renovations. The possibilities are endless with this almost 2,500 square foot property!

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

0.21 acre (lot size)

Built: 1908



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