



**BERKSHIRE  
HATHAWAY**  
HomeServices

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**EXECUTIVE SUMMARY:**

**For Sale – Last Building – 45 Units – 5 Story  
Coffee Run Residential Condominium  
(Original Development included 5 Similar Buildings  
plus 1 One Story Building Unit - Original 226 units)  
New Castle County, Delaware**

- **Pad site available for the last building of a designed 226 condominium unit development plan from 1972 with what was to be temporary grading and landscaping but which the passage of time has matured.**
- **Public water, public sewer, electric and gas are available to the location**
- **Parking lot and common area elements have been completed with the other buildings – existing parking spaces include the proposed building**
- **A 5 story building – masonry, glass, brick construction – was planned and new buyer needs to retain an exterior similar to the existing buildings**
- **Seller purchased this pad site in 1990 but has not started the process of constructing the building**
- **County has maintained that the pad site will be treated as an unfinished part of the original development and not as a new development**
- **Seller has maintained 45 votes in the condominium association**

- ☐ **Seller will include as part of the purchase the original development and architectural plans in their possession**
- ☐ **Seller will retain 1 fifth floor unit – interior finishes of this unit to be the responsibility of the seller**
- ☐ **Listing Price - \$1,400,000 / 44 units**
- ☐ **For further information contact Jerry Strusowski (610-444-9090) or Ed Ritti (610-306-3933)**
- ☐ **New Castle County – Department of Land Use - 302-395-5400  
87 Reads Way, New Castle, Delaware, 19720  
Planning**
- ☐ **Public Sewer – Department of Special Services - 302-395-5711  
New 45 units were part the initial sewer system approvals**
- ☐ **Electricity and Gas – Connectiv Power Delivery - 302-454-4343**
- ☐ **Public Water – Artesian Water Company - 302-453-6900**
- ☐ **Seller will supply the Condominium Declaration and Amendments upon an Agreement to Purchase**
- ☐ **Original Site Plan and Architectural Plans were done by – William L Gaudreau Architect which firm was acquired by Ewing Cole - 410-837-5040 – dated 5/16/79**
- ☐ **Subsequent Site Plan work was done by – Howard L. Robertson, Inc – 302-764-2456**
- ☐ **Subsequent Land Development Plan work was done by – Mann – Talley, Inc.**
- ☐ **Subsequent Site and Architectural Plan work was done by – J2A Architects – 302-373-6345 – dated 8/2015**
- ☐ **Building exterior must be built to mimic the existing building exteriors as approved by current HOA**

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