

\$1,000,000 - 1326 Forrest Ave, Dover

MLS® #DEKT2040090

\$1,000,000

0 Bedroom, 0.00 Bathroom, 3,763 sqft

Commercial Sale on 1.80 Acres

NONE AVAILABLE, Dover, DE

Presenting a truly exceptional offering of 1.82 acres of prime land, distinguished by its RG-2/C-PO zoning (Commercial/Professional Office) and limitless potential. Perfectly positioned in a sought-after location, this property offers a rare opportunity to create an impressive professional presence, whether through a bespoke office complex, a premier medical or wellness facility, or an elegant mixed-use development.

This versatile commercial property features two distinct entrances, offering flexibility for a variety of professional uses. One side includes a well-appointed kitchen, a half bath, a full bath, and generous space suitable for treatment rooms, offices, or other business functions. The second entrance is designed with professional operations in mind, offering a half bath, a welcoming foyer or reception area, and an upper level complete with a check-out station, an additional waiting area, two treatment rooms, and a full bath. The expansive grounds invite refined architectural design, with ample space for sophisticated landscaping, generous parking, and striking curb appeal. Combining prestige, flexibility, and an enviable setting, this property is a rare canvas for an extraordinary vision where business excellence and timeless design converge.

The property is zoned C-PO (Commercial and Professional Office Zone) and has the following uses permitted by right:

Business, professional or governmental offices



Banks

Medical laboratories

Drive-in facilities accessory to any permitted use

The CPO zone also has a number of

Conditional uses including:

- i. Cafeteria
- ii. Restaurant
- iii.

Barbershop/beauty shop

- iv. Copy center
- v. Office supply
- vi. Retail store
- vii. Newsstand
- viii. Spa and health

club

- ix. Associated

laboratories (other than those affiliated with permitted medical uses)

The existing use on the property of a "medical spa" has previously been looked at as a medical (professional) office and was therefore allowed to remain on site.

The alley known as "June Lane" was dedicated to the City in October 1992.

The alley is currently not up to the current City Code provisions, which would require a minimum of a 16-foot-wide alley. June Lane is a 15-foot-wide alley.

Any redevelopment of this property or future development using June Lane to access adjacent parcels would likely require improvements to June Lane.

Ample on-site parking and excellent visibility from Forrest Avenue provide convenience and exposure in a desirable location. Schedule your tour!

Built in 1945

Essential Information

MLS® #

DEKT2040090

Price	\$1,000,000
Bathrooms	0.00
Square Footage	3,763
Acres	1.80
Year Built	1945
Type	Commercial Sale
Sub-Type	Office
Status	Active

Community Information

Address	1326 Forrest Ave
Area	Capital (30802)
Subdivision	NONE AVAILABLE
City	Dover
County	KENT-DE
State	DE
Zip Code	19904

Interior

Heating	Other
Cooling	Central A/C

Exterior

Exterior	Vinyl Siding
Foundation	Permanent

School Information

District	CAPITAL
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Additional Information

Date Listed	August 9th, 2025
Days on Market	86
Zoning	RG2

Listing Details

Listing Office	Burns & Ellis Realtors
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Listing information last updated on November 2nd, 2025 at 3:15pm EST