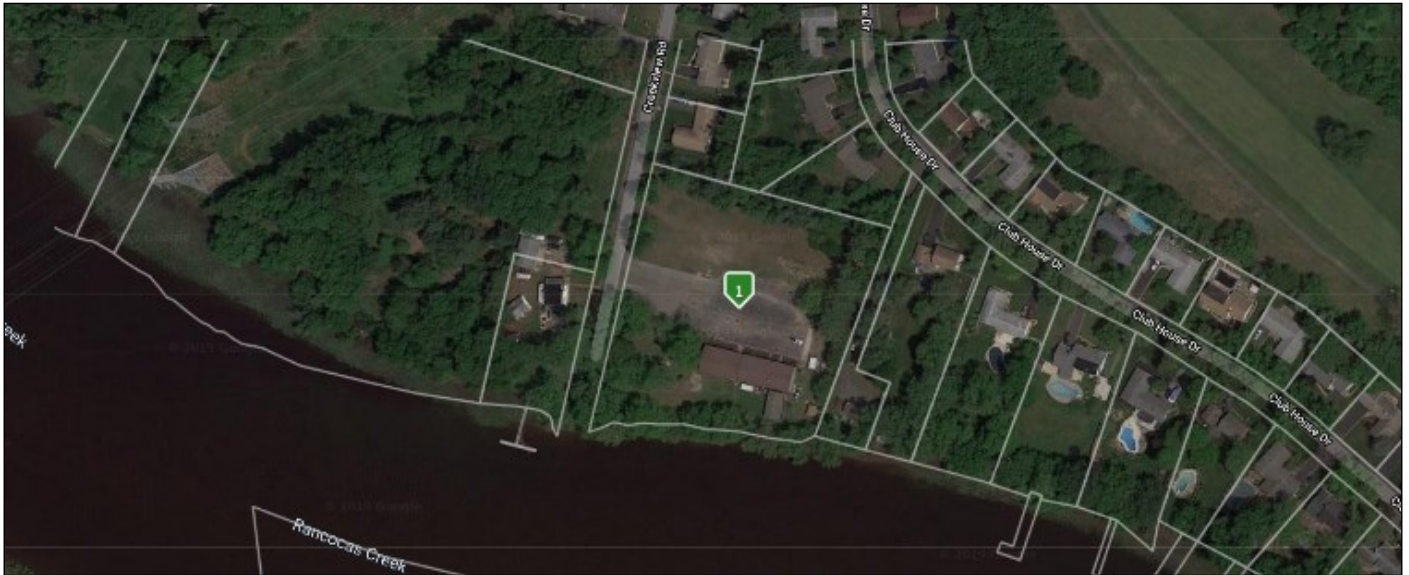




# Development Site

For Sale

26 Creekview Rd, Willingboro, NJ



**Sale Price: \$875,000**

**Lot Size: 3.5 Acres**

**Building Size: 7,200 SF**

**Zoning: Residential (R-3)**

**Real Estate Taxes (2021): \$29,327**

#### Key Facts:

- R-3 Zoning allows for Multiple Uses including the possibility of Multi-Family/Senior Housing
- 325' Waterview frontage on Rancocas Creek
- Existing 7,200 SF Building previously used for hosting events.
- Large Asphalt Parking Lot
- Outdoor 836 SF detached screened in porch
- Public Water & Public Sewer
- 3/4 Acre grassy area
- Location offers access to Rt 130, NJ TNPK, Rts 295 & 195 for commuting throughout the Northeast and Southern New Jersey

Attention Developers – we are offering a unique opportunity to develop a 3.5 Acre parcel offering 325 feet of water view frontage on the Rancocas Creek. This parcel is located in the R-3 zoning district which allows for multiple uses including the possibility of Multi-Family/Senior housing structures. An existing 7,200 SF facility which was previously used for hosting events, is complete with a full service kitchen, commercial grade cooking appliances and could serve as a community Club house for social events/meetings. A detached outdoor screened in porch along with grassy picnic groves and plenty of asphalt parking provides for outdoor entertainment/socialization as well.

Situated just off Beverly Rancocas Rd this complex is located in a quiet residential neighborhood just around the corner from the Rancocas Golf Country Club. Strategically positioned halfway between Rt 130 & 295 this property offers access to the Delaware Valley Region or the Northeast Corridor via the NJ Turnpike or Interstate 95.

## Eagle Commercial Real Estate

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