



Commercial Land For Sale

L32, L33 Delsea Dr, L2 Paul St. Franklinville, NJ
Gloucester County

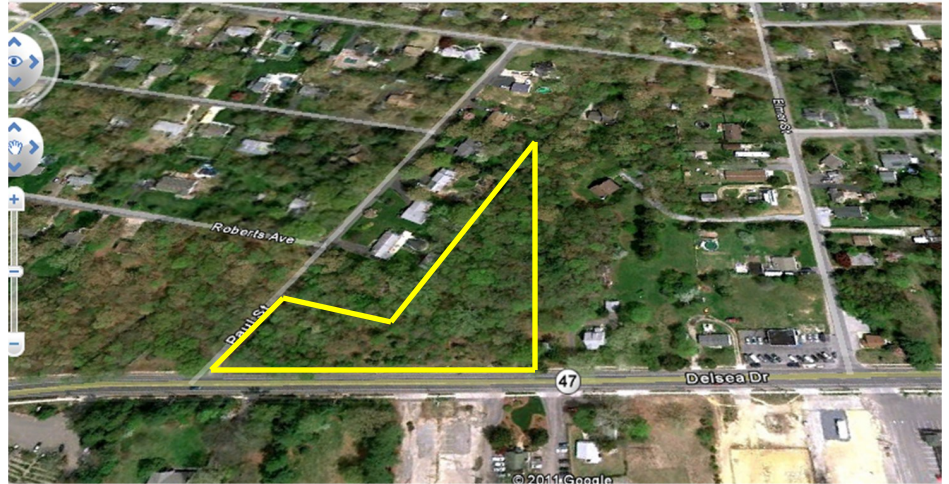
Price: \$147,500

Key Facts:

- 2.5 Acres of Land
- Block 3908 Lots 32, 33, 2 (1,3)
- 467 ft of road frontage on Rt 47 (Delsea Drive)
- 214 ft of road frontage on Paul St
- Utilities Accessible

Real Estate Taxes (2016): \$4,686

- **Access to Major Highways**
 - Rt 55 (2 MI)
 - AC Expressway (8.5 MI)
 - NJ Turnpike (14 MI)
 - Philadelphia (20 MI)
 - Del Mem Bridge (23 MI)
 - Atlantic City (36 MI)
- **Zoned Franklinville Village**
 - Office / Retail
 - Commercial
 - Residential



This parcel of land which offers 467 feet of road frontage on Delsea Drive (Rt. 47) consists of three lots with a combined total of 2.5 acres. This site also contains an additional 214 ft of road frontage on Paul Street. These lots are situated in the heart of Franklin Township in Gloucester County and zoned Franklinville Village, which allows for either Residential or Commercial uses.

This property is strategically located within two miles of Route 55 Exits 39 & 43 for easy North/South access to Philadelphia or the Shore. An additional .34 Acres are available for two adjoining lots under a separate purchase agreement.

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