

## **Multi-Functional Facility** For Sale 26 Creekview Rd, Willingboro, NJ



Sale Price: \$895,000

Building Size: 7,200 SF

Lot Size: 3.5 Acres

Zoning: Residential (R-3)

Real Estate Taxes: TBD

Key Facts:

- Former VFW Post Lodge

- Ideal setup for meetings/social events

- R-3 Zoning allows for multiple uses

- 325' Waterview frontage on Rancocas Creek

- Large Asphalt Parking Lot

- Outdoor 836 SF detached screened in porch

- 3/4 Acre grass activity area

 Location offers access to Rt 130, NJ TNPK, Rts 295 & I95 for commuting throughout the Northeast and Southern New Jersey Attention Business, Civic, Social and Religious Organizations - we are offering a unique opportunity to own a turnkey complex which had formerly operated as a local VFW Lodge. This multifaceted location can be utilized as a banquet/meeting hall complex, Daycare facility or any of the numerous uses allowed under the R-3 Zoning designation. This 3.5-acre site is comprised of a 7,200 SF facility offering 325 feet of water view frontage on the Rancocas Creek. This could be an ideal setup for meetings, social events or outdoor gatherings providing a picnic grove, <sup>3</sup>/<sub>4</sub> acre grass activity area and a large asphalt parking lot. The facility, which is fully alarmed includes two separate bar areas, full-service kitchen with stainless counters, Commercial grade cooking appliances, large Banquet/Meeting room and a detached outdoor 836 SF screened in porch.

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 26 S. Maple Avenue

26 S. Maple Avenue Suite 103 Marlton, NJ, 08053 Anthony Pustizzi, Broker Office: 856-985-8565 Cell: 609-230-0896 Fax: 856-985-8563 tpustizzi@eaglecommercialre.com www.eaglecommercialre.com

All information has been obtained from sources we believe to be reliable; however we make no guarantees about its accuracy. We include all projections, assumptions and estimates for example only and they may not represent future performance. Property availability is subject to changes in price, terms, prior sale or lease without notice. Prospective buyers should consult their tax and legal advisors to conduct their own investigation of the property and transactions. Only a fully executed contract detailing all agreed upon terms shall be binding upon parties to transactions