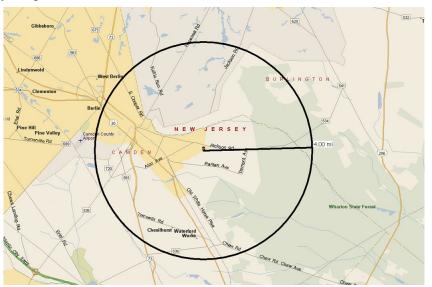


## **Residential Building Lot**

2421 Elwood Ave, Atco, NJ 08004



Approved, ready and waiting! Build your dream home on this 9.4 acre parcel of vacant land situated in the heart of Atco, Camden County in a quiet community just off Jackson Road. Previous approvals for septic, water and Pineland's Certificate of Filing have already been obtained along with perc tests, survey and septic design. Seize the opportunity to take advantage of all the work and expense that has already been completed and start building with your plans.



**Price:** \$159,000

## **Key Facts:**

- 9.4 Acres of Land
- Read to Build
- Pinelands Certificate Filing (Transferrable)
- Previous approvals for septic and water
- Perc tests, Survey & Septic design are complete
- Farmland Assessed
- Quiet Community
- Located off Jackson Rd but close to Rt 73 for shopping and dining

Real Estate Taxes (2013): \$ 305

\*\* Buyer closing cost credit will be applied at settlement

## Eagle Commercial Real Estate

26 S. Maple Avenue Suite 103 Marlton,NJ, 08053

Phone: 856-985-8565 Fax: 856-985-8563 tpustizzi@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