

Commercial - DELANCO, NJ



215 Ash Street, Delanco, NJ, 08075

Offered at \$349,900

A very rare opportunity to own a Delanco riverfront property right on the Rancocaswhich leads right to the Delaware River. As you can see by the photos, this parcel of land is positioned very nicely on the river. The building itself is basically a tear down. The property had a Remedial Investigative Report. There was Remedial Action Workplan, that identified (7) potential areas of concern (AOCs): AOC-1 Former 275-Gallon Heating Oil AST, AOC-2: Former 2,000-Gallon Heating Oil AST, AOC3: Wastewater Sump/Unknown Piping, AOC-4: Loading Docks/Loading or Transfer Areas, AOC-5: Hazardous Material Storage/Drum Storage, AOC-6: Historic Structures/Operations, and AOC-7: Historic Fill. The former six areas have been remediated or corrected. The site has a deed restriction related to the Historic fill. No school or residential housing can be built. The property is being sold completely "AS IS", all certifications, inspections, township inspections, will be a buyer's responsibility...without exception. It's a 7000 SF Cinderblock building with a cement slab, along with a very nice boat ramp. There is public water & sewer. This riverfront property is closely adjacent to the newly opened portion of the Rancocas Creek Greenway Trail that currently extends from Amico Island in Delran to Pennington Park in Delanco. The trail is divided into two segments for easier viewing and planning: Riverside section and Delanco section. Amico Island is the access point for the Riverside section. This regional multi-use paved trail will follow the Rancocas Creek corridor. The trail is open dawn to dusk every day of the year. The Riverside section of the Rancocas Creek Greenway Trail is 1.5 miles one way from Amico Island to the Pavilion Ave. bridge (Rancocas Creek crossing). The trail continues 2.23 miles on the Delanco Twp side of the Creek, connecting behind the Newton's Landing development and through Pennington Park. The entire length from Amico Island to the end of Pennington park is 3.7 miles (one way). Starting at Amico Island's parking lot, the paved trail is off-road and runs adjacent to River Drive and the Rancocas Creek. At 0.75 miles, the trail meets the municipal park. At 1 mile, the trail crosses the first footbridge over a small stream. After that, the trail continues on the sidewalk through downtown Riverside on Polk St., crossing the intersection of Fairview St. and Madison St. Then it turns left onto Pavilion Ave (do not cross Pavilion Ave, stay on the sidewalk on the left side of the road), which connects to the pedestrian walkway on the Pavilion Ave. bridge that crosses the Rancocas Creek at 1.5 miles. Those wishing to continue on the Delanco Twp side can follow the trail for an additional 2.23 miles to Pennington Park. This property is position very strategically, easily accessible to the business/retail core of Restaurants, Shops & Offices, in Delanco, and, surrounding areas, where there's a Renaissance now taking place. It's also close to many surrounding retailers, & other amenities such as the, Centerton Square (Moorestown), Wegmans, Costco are just minutes away, & where many other Fast Food and high-end restaurants & shops are. It's a short distance to the Cherry Hill & Moorestown Malls, and Center Philadelphia. Conveniently located with easy access to Interstate 295, NJ Turnpike, AC Expressway, Garden State Parkway and Shore points, in addition to local Routes 206, 73, 70, 38, the Ben Franklin, Walt Whitman, Burlington Bristol & Tacony bridges. Most important is its close proximity to major medical institutions such as University Of Penn, Jefferson, Virtua, Fox Chase, Cooper, and others. Easy access to both the Philadelphia and Atlantic City Airports. Sellers are motivated to sell.

0 Bedrooms

0 Bathrooms

Unknown sqft sqft

Built: 1920



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