

# AUCTION

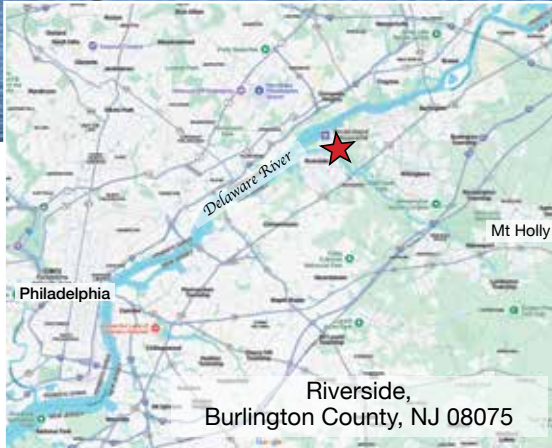
## LIGHTNING JACKS RANCOCAS CREEK MARINA

INCOME PRODUCER MARINA AND POTENTIAL  
RESIDENTIAL REDEVELOPMENT OPPORTUNITY

BY ORDER OF THE 501(C)(3) CHARITABLE FOUNDATION



APRIL 30<sup>TH</sup>

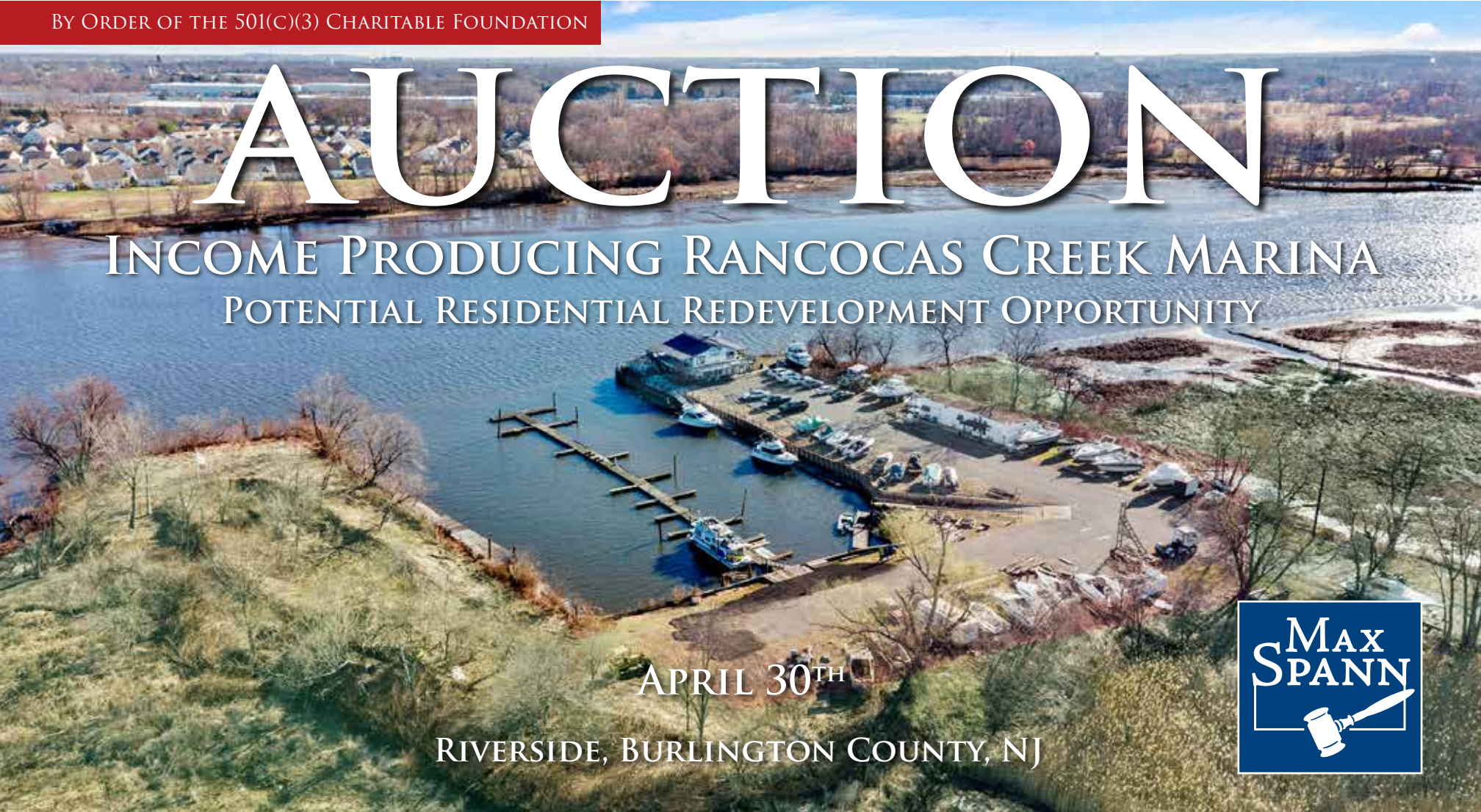


Enjoy Activities on the Water or Boat  
Down to Philadelphia and Enjoy an  
Afternoon Outing.

BY ORDER OF THE 501(C)(3) CHARITABLE FOUNDATION

# AUCTION

INCOME PRODUCING RANCOCAS CREEK MARINA  
POTENTIAL RESIDENTIAL REDEVELOPMENT OPPORTUNITY



APRIL 30<sup>TH</sup>

RIVERSIDE, BURLINGTON COUNTY, NJ



Max Spann Real Estate & Auction Co.  
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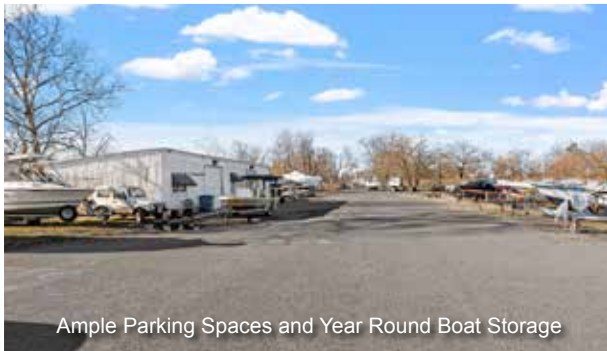


# INCOME PRODUCING RANCOCAS CREEK MARINA

## POTENTIAL RESIDENTIAL REDEVELOPMENT OPPORTUNITY



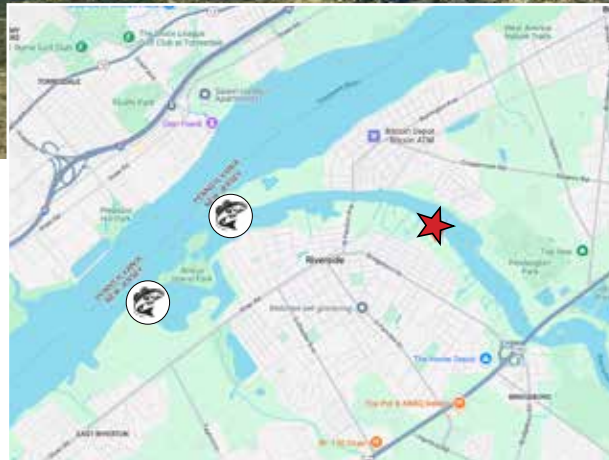
Wide Entrance with Signage and Office Space for Rent or Utilize for Marina Operations



Ample Parking Spaces and Year Round Boat Storage



Marina Office with Workshop and Restrooms for Members



### ACCESS TO THE DELAWARE RIVER

- Income producer with rental income from the apartment, restaurant, storage building, shop, boat slips and land storage.
- 6.2+/- Acres Land and Riparian Rights provide a future opportunity as a residential redevelopment site.
- Prime Waterfront Location: Nestled on the scenic Rancocas Creek and close to the Delaware River, Lightning Jack's Marina offers breathtaking views and easy access to the water, making it a boater's paradise.
- Variety of Docking Options: The marina offers floating docks, stationary docks, sport ports, and ramps with land storage.
- Slip Rentals: Both long-term and short-term slip rentals are available, accommodating different boating needs
- Amenities: The marina provides essential amenities such as water hookups, restrooms, trash disposal, and a boat ramp.
- Convenient access from the Delaware River or by car from Routes 130, Interstate 295, or from Pennsylvania via the Burlington Bridge or Palmyra Bridge.



Ahoy! Minutes to the Delaware River



Rental Income from the Restaurant and Apartment



Start Drawing up Plans for the Potential Future Residential Redevelopment Opportunity

### PROPERTY ADDRESS:

625 Harrison Street, Riverside,  
Burlington County, NJ 08075

### PROPERTY PREVIEWS 12 to 2 PM:

Wednesday, April 9<sup>th</sup> & Tuesday, April 22<sup>nd</sup>

### ONLINE AUCTION BIDDING CONCLUDES

Wednesday, April 30, 2025 at 11 am.



## SELLERS

### THE AUCTION ADVANTAGE

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