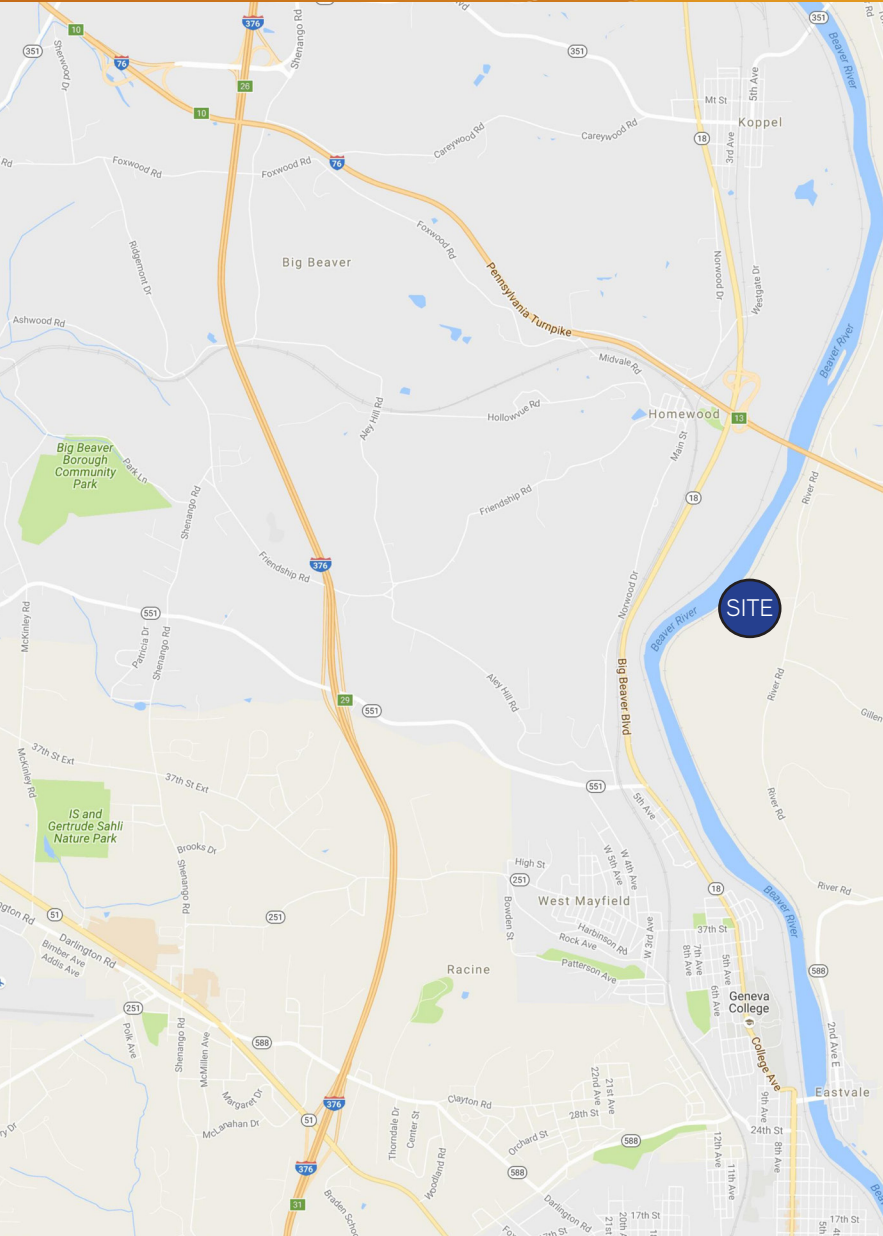


FOR SALE > 506 ACRES

# 4240 River Road

NORTH SEWICKLEY TOWNSHIP, BEAVER FALLS, PA 15010

**\$5,000,000**



## Site

- > Total of 506 Acres M/L
  - 227 Acres - Currently operating as Fox Run 18 Hole Golf Course & Driving Range
  - 274 Acres - Adjacent Land
  - 5 Acres - Spacious 4 Bedroom Brick Residence
- > Zoned: Mixed Density Residential (MDR) and Industrial (I)
- > Real Estate Taxes: \$ 24,295
- > Utilities: Electric & Gas, Well & Septic
- > Quick access to PA Turnpike (I-76) via Route 18 and I-376 via 3 quick interchanges.

## Improvements

- > 5000 SF Two (2) Story Clubhouse + Paved Parking
- > 6000 SF Maintenance / Golf Cart storage structure
- > Driving range, tees and greens 100% irrigated

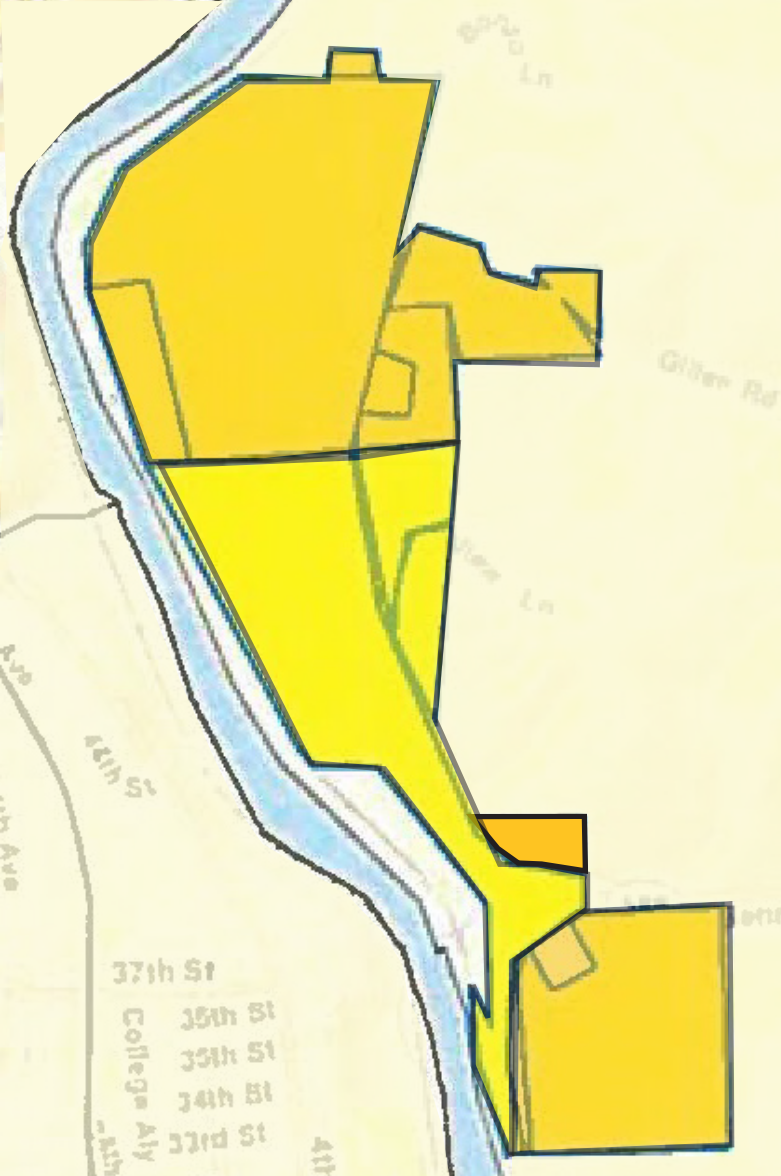


## Other

- > Oil & gas rights included
- > All golf course equipment, furniture, fixtures and inventory, germane to the business, included in sale
- > Subject to 16" diameter high pressure Tennessee Gas transmission line easement

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MDR - Mixed Density Residential

I - Industrial

