



**For Sale**  
**Commercial/Land/Recreational**  
**2448 Spinnertown Rd.**  
**Quakertown, PA 18951**

Keller Williams Realty  
Commercial Real Estate  
542 N Lewis Rd  
Limerick PA 19468  
Cell 610-551-5830  
Office 610-792-5900

**Location : Close to Rt.309 and  
PA Turnpike in Quakertown,PA**

**Property Type: Commercial/  
Land/Recreational**

**Lot Size : 11.60 +/- Acres**

**Current Zoning : RD—Rural  
Development**

**Real Estate Taxes : \$6,277/2009**



11.60 acres in Milford Twp zoned RD - Rural Development. This parcel was formerly the Linda Lake Swimming Park. As of right uses include Medical Office, Nursery, Riding Academy, Recreational Facility, Church, School, Residential, Cell Tower and Community Center. Conditional Uses include Nursing Home, Life Care Center and Commercial Kennel. Special Exception Uses include Day Care and Private Recreational Facility. Zoning Variance granted for 35 seat restaurant. Lake is fed by natural underwater springs. Water rights may be sold. Owner would consider a lease purchase for right owner. Zoning permits parcel subdivision. Many opportunities for use of this neighborhood landmark.



**Joe Leone**  
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**Asking Price : \$ 795,000**