

**INVESTMENT
PROPERTY
Exclusive Offering**

**435 Elliott Road
New Berlin, New York**



FEATURES:

- Total of 200 +/- Acres of Scenic Property
- Presently An Operating 9 Hole Golf Facility. Looking to Open Junior Golf Camp and Instructional Facility.
- Operating Restaurant with Outside Seating Facility. Additional Phase to Include Another 9 Holes with Possible Housing Development.
- Borders Jellystone Campground – A National Franchise
- Seeking Serious Investors to go the Next Level

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