

\$2,200,000 - Lot Baldwin ST

Listing ID: M149990

\$2,200,000

Vacant Land

Lot Baldwin ST, New Maryland, New Brunswick, E3C1C1

This 417.58-acre development opportunity is made up of 5 PIDS in total: PID 75061986 - 106.25 acres, PID 75061580 - 66.71 acres, PID 75265793 - 105.09-acres, PID 75265785 - 125.45 acres and PID 75359216 - 14.08 acres. PID 75061986 offers 106.25 acres and is zoned R2. It is perfect for a new residential subdivision. Residential development is growing in this area, and this land is adjacent to the Applewood Acres sub-division and just seconds from New Maryland Elementary School. PID(s) 75061580, 75265793, 75265785 and 75359216 offer 311.33 acres and are zoned Open Space & Rural. This area is suitable for a wide range of development opportunities and sit adjacent to the Hanwell Industrial Park with excellent Trans-Canada Highway visibility. A portion of the 417.58 acres is occupied by wetlands and the buyer/developer will need to obtain NBDEV WAWA permits to build access roads throughout the lands. The site has access from Baldwin Street and has municipal water & sewer connections available from Baldwin Street as well. The Village of New Maryland has a population of approximately 4,500 and is located on the southern border of Fredericton. (id:24320)

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