

\$2,950,000 - Lot Ryan Avenue and St Anne ST

Listing ID: M150414

\$2,950,000

Vacant Land

Lot Ryan Avenue and St Anne ST, Bathurst,
New Brunswick, E2A0A3

This is an exceptional opportunity for a mixed-use development featuring residential and commercial. Dawson Brook Development site is a 188.9-acre site comprising 4 parcels (PIDs: 20146494, 20048641, 20707097, 20161631). Of the overall site there's approximately ± 115.70 -acres of usable land with ± 75 acres zoned R2 Residential, ± 12.4 acres zoned R3 and ± 28.3 acres zoned commercial. The commercial portion fronts St. Anne Street and has exceptional exposure/visibility with several retailers such as Kent, Walmart, Dollarama and more, calling this key artery home. The R2/R3 portions are close to CCNB Campus, Squire Creek Golf Course and École Secondaire Népisiguit, making it a highly desirable residential area. The owner already has conceptual plans which outline how many single-unit and multi-unit rooftops would be capable (available to qualified buyers). The plans show the potential of incorporating the existing Dawson Brook and walking trails to provide a lovely community with access to green space. The Municipal water system may potentially be accessed from either St. Anne Street or from Highland Avenue. With a growing population, Bathurst is the largest city in Northern New Brunswick and is the 4th largest metropolitan area in the Province

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of New Brunswick. The City of Bathurst overlooks Nepisiguit Bay, part of Chaleur Bay, making it a very picturesque location to live and visit. (id:24320)

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