

# \$74,900 - 5 Mgr-Leblanc AVE

---

## Listing ID: M153549

**\$74,900**

Vacant Land

5 Mgr-Leblanc AVE, Bouctouche, New Brunswick, E4S3R7

Welcome to 5 Mgr-Leblanc Ave in Bouctouche! This residential building lot offers a prime location and presents an exciting opportunity for a variety of buyers, including those looking to build their dream home or developers seeking a potential 6-unit residential project (subject to approval by the planning commission). Situated on a corner lot, this cleared parcel of land provides the perfect canvas for your vision. Whether you choose to construct a single-family home or explore the potential for a 6-unit residential development, the possibilities are endless. In addition to its development potential, this lot boasts a coveted location near all amenities and schools. Families will appreciate the proximity to schools, making it an ideal choice for those with children. The marina, farmer's market, golf course, and a variety of restaurants are all within reach, providing residents with a vibrant and diverse range of recreational activities and dining options. Whether you choose to build a single-family home or explore the potential for a 6-unit residential development, this lot offers an incredible opportunity to make your mark in Bouctouche's real estate landscape. With its prime location, municipal services, and close proximity to amenities this versatile lot caters to both the discerning homeowner

# \$74,900 - 5 Mgr-Leblanc AVE

---

and the savvy investor. Please call, text or email for additional information. (id:24320)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 05/09/2023 11:50:41 AM

Listing Office: Keller Williams Capital Realty