

\$450,000 - Lot Route 132

Listing ID: M154713

\$450,000

Vacant Land

Lot Route 132, Dieppe, New Brunswick,
E1H1Z8

This is a remarkable opportunity to acquire a 23.94-acre parcel in the Lakeburn area of the City of Dieppe, an area that continues to experience steady growth. The parcel is prominently situated along Route 132 (Lakeburn Road), just beyond the intersection of Arseneault & Melanson Road. Spanning nearly 24 acres, the vast majority of this lot boasts Industrial General (IG) zoning, covering the rear portion. The Industrial General (IG) zoning classification opens doors to a diverse range of uses, from single or multi-unit residential constructions to a wide spectrum of commercial ventures. These include offices, retail establishments, automotive services like car wash facilities, motor vehicle sales, and repairs. The opportunities extend even further to versatile endeavors such as mini-storage facilities, contractor yards, distribution centers, as well as sales and servicing of heavy equipment within both heavy and light industrial frameworks. The frontage along Route 132 is outside the City of Dieppe current zoning boundary. The Lakeburn area provides easy access to key transportation routes and urban centers. Its proximity to major roads ensures convenient connectivity to local and regional destinations. The additional PAN #2294011 features an assessed value of \$10,700, with

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2023 property taxes amounting to \$458.43.
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