

# \$409,500 - Lot North Black River RD

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## Listing ID: M157240

**\$409,500**

Vacant Land

Lot North Black River RD, Miramichi, New Brunswick, E1N5T3

Introducing a breathtaking waterview property nestled along the serene shoreline of Sturgeon Cove and Little Black River. This remarkable parcel spans 272.75 acres of land, graced with approximately 1018 feet of road frontage. Conveniently located with easy access to Route 117 and Highway 11, the bustling City of Miramichi is just a short 20-minute drive away, while the vibrant City of Moncton only 1 hour and 10 minutes. Untouched since 2000, this pristine landscape showcases a rich tapestry of mature trees, offering unparalleled natural beauty and seclusion. Hydro availability along the roadside adds to the property's allure, opening doors to a myriad of mixed-use development opportunities. Imagine the endless possibilities of owning nearly 273 acres of woodlands a haven for outdoor enthusiasts, including snowmobilers, hunters, and those seeking an idyllic setting for their dream homes, farmsteads, hobby farms, campsites, or on/off-the-grid retreats. Whether you choose to preserve the land in its entirety or explore subdivision options, this property abounds with potential. An enticing residential parcel presentation featuring 66 lots ranging from 2 to 4 acres provides a glimpse into the boundless development opportunities this land offers. Don't let this extraordinary investment

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opportunity slip awayseize the chance to  
make your dreams a reality with this  
exceptional property. (id:24320)

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Last Modified: 07/02/2024 07:58:20 AM

Listing Office:Royal LePage Atlantic