

# \$49,000 - Lot Milford RD

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## Listing ID: M158091

**\$49,000**

Vacant Land

Lot Milford RD, Saint John, New Brunswick, E2M4R4

Welcome to an exceptional investment opportunity in the heart of Saint John, a vibrant seaport city nestled along the picturesque Bay of Fundy in New Brunswick, Canada. This prime vacant lot, measuring approximately 74x150 feet and totalling around 6,500 square feet, offers a canvas for your vision in a coveted residential area. Boasting easy accessibility via public transportation, this property is conveniently situated near trails, parks, and a bustling community center, promising a lifestyle enriched by nature and community amenities. Zoned for either a single detached or semi-detached house, this versatile land parcel presents an array of possibilities for savvy investors and homeowners alike. With a gentle slope on the left side, the stage is set for the construction of a custom two-storey semi-detached house, perfectly complementing the natural contours of the landscape. Envisioned as a harmonious blend of modern comfort and architectural elegance, each semi-detached unit promises approximately 1,000 to 1,500 square feet of meticulously crafted living space. With an estimated construction cost of \$400,000, the semi-detached house represents an enticing investment opportunity, with each unit priced at \$300,000, culminating in a total of

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\$600,000 for the entire property. (id:24320)

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Last Modified: 20/03/2024 12:28:59 PM

Listing Office: Keller Williams Capital Realty