

# **\$975,000 - 821 Gauvin RD**

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## **Listing ID: M159225**

**\$975,000**

, 1.24 square feet

Vacant Land

821 Gauvin RD, Dieppe, New Brunswick,  
E1A1M1

This 1.24-acre parcel at 821 Gauvin Road is a turnkey development opportunity in the heart of Dieppe, featuring an approved project for a 65-unit, 5-storey apartment building with on-site parking. The city has already granted approval with no variance required. The site preparation is complete, including tree removal and mulching.

Extensive planning has been conducted for site drainage and civil work, complemented by a clean Phase 1 environmental report.

Located in a highly visible and sought-after area, this property is surrounded by dense residential communities and close to key city amenities such as the Dieppe Aquatic and Sports Center, UNIPlex, and the Greater Moncton Roméo LeBlanc Airport. Zoned R3, the site is ready for immediate development, featuring approximately 160 feet of frontage on Gauvin Road, a major thoroughfare in Dieppe that offers easy access to significant points within the city.

The area provides immediate access to schools, parks, and the Fox Creek Golf Course, just minutes away. With nearby parks and trails, access to green space is effortless, and amenities such as grocery stores, restaurants, and more are readily accessible. This site is a prime location for a new multi-unit development in Dieppe.

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Last Modified: 27/05/2024 03:39:27 PM

Listing Office: Colliers International New Brunswick