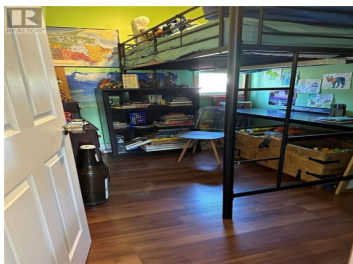




Upper Cape New Brunswick

\$2,500,000

New Brunswick Real Estate Board

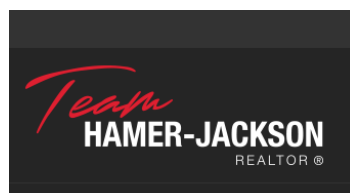


Attention investors! Endless opportunities await with this 33 site (all sites with power and water) oceanfront campground, cottage plus additional waterfront acreage for future development! Hunter Beach Campground & Family Park (Two PIDs 849953 & 70168448) is located in Upper Cape NB. Ideally situated on the shores of Baie Verte, just minutes to the Confederation Bridge, Cape Jourimain Nature Centre and National Wildlife area. Only a 10 minute drive to Port Elgin, a 1 hour drive to Moncton and 15 minutes to PEI. A newly built private road off Route 960 brings you to the cottage and camp sites. All 33 sites are equipped with 30 amp entry and potable water. The infrastructure is in place to set up a dumping station and also a power gate into the campground. There is a newly built 150 foot boardwalk for guest to access the beach! All services and equipment are well maintained and up to date! The 1 bed 1 bath 4 season cottage would be the perfect spot to stay while managing the campground or it could also be rented. The deck of the cottage was recently expanded and an 8 person hot tub was added. There is also large detached double car garage (32ft x 50ft) with two 10 feet tall electric garage doors and extra space currently being used for a home office and storage. The property is also set up to do dog breeding. On the far side of the property there is 5-7 acres, ideal to build ...

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