



**SUBJECT
PROPERTY**

Moncton New Brunswick
\$1,500,000

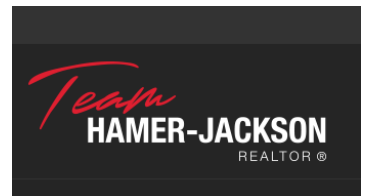


Located at 673-677 Elmwood Drive, this property is strategically situated directly across from Dairy Queen and within close proximity of Costco, Shoppers, and McDonald's. It offers convenient access to the Trans-Canada Highway (TCH) and is adjacent to Caledonia Industrial Park. The site has been cleared and is mostly compacted, making it ready for development. A traffic study and environmental have already been completed, ensuring a smooth transition for potential buyers. Note that the property assessment and taxes are combined for both PID numbers. This location is ideal for commercial development, capitalizing on high visibility and foot traffic. (id:6769)

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