



**Shediac New Brunswick**

**\$324,000**

New Brunswick Real Estate Board



CONCEPTUAL DRAWINGS FOR A 12 UNIT 3 STOREY APARTMENT BUILDING ARE ON FILE! BUILD A MULTI UNIT WITHIN A 3 MINUTE WALK TO 2 GROCERY STORES & WITHIN A 5 MINUTE WALK TO OTHER SHOPPING, RESTAURANTS, PHARMACY & MAJOR ESTABLISHMENTS IN THE DOWNTOWN! INVESTORS & DEVELOPERS TAKE NOTICE! LARGE COMMERCIAL LOT (+0.62 Acre) LOCATED IN DOWNTOWN SHEDIAC BEHIND NO FRILLS SUPERMARKET! GREENBELT ON 2 SIDES! ZONING IS CENTRAL COMMERCIAL (CC)! Possibilities for the development of this lot include but are not limited to uses for MULTI UNIT (3 PLUS UNITS), OFFICE, RETAIL & A RESTAURANT ESTABLISHMENT as defined in the zoning bylaws. The Shediac Yacht Club, the Pointe du Chene wharf and Parlee Beach Provincial Park are only a 5-10 minute drive away! It is only a 15 minute drive to the Airport and a 20 minute drive to Moncton with highway access via Chesley Street which is the neighbouring street beside! The lot measures +33.5 meters in the front & +76.19 meters in depth. There are NO WETLANDS PRESENT ON THE PROPERTY! REPORT CAN BE PROVIDED! It will be the Buyers' responsibility to confirm all measurements with their own survey and to check with the South East Regional Service Commission/Plan 360 to confirm all zoning bylaws/regulations for the Buyers intended development purpose. The greenbelt located on the south and west sides of the property afford privacy, unimpeded views and for the enjoy...



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