



## Tracy New Brunswick

\$24,900

Gorgeous 7.11 acre building lot for sale in Tracy, New Brunswick. The lot has over 58 meters of frontage, and is over 540 meters deep. Originally subdivided as lot 22-4 in the Webb Heights Subdivision. A small stream branching off from the North Branch Oromocto River runs through the property. Over 3 acres of land exist in the buildable area in front of the stream. Conveniently located 30 minutes to Oromocto, 31 minutes to Fredericton, and 1 hour to Saint John. Electrical service is right at the front of the lot, on the road. Original subdivision was not tried for septic approval upon creation, frontage and lot width more than meets requirements for the installation of a complete septic system but buyers are to do their own due diligence with regards to building permits. At least three other lots in the same subdivision have homes built or being built on them. Falls under the jurisdiction of Regional Service Commission 11 for building permits. The lot next door is also for sale, MLS(R) number NB108776. Lots can be sold together or separately. (id:6769)

Listing Presented By:



Originally Listed by:  
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Royal

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