

+/- 5.3 Acres of Prime Development Land for Sale
Sale Price: \$799,000

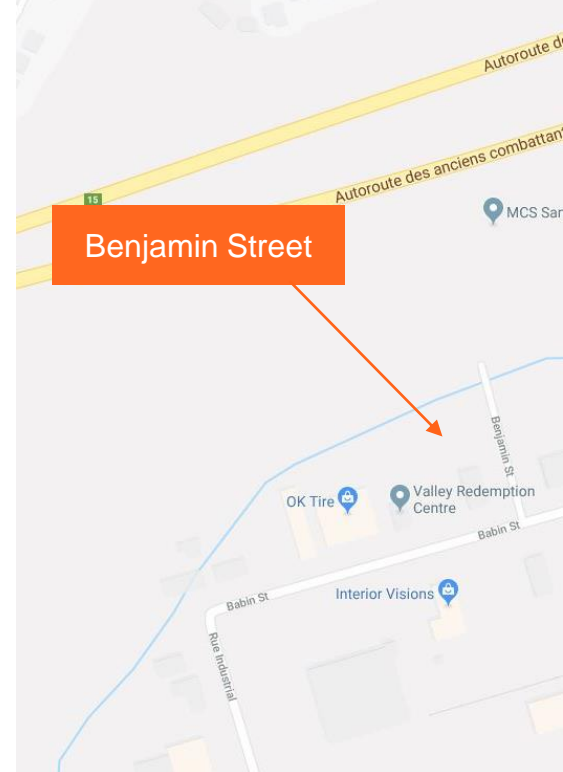
Property Highlights

- High visibility development site with impressive 700 ft of frontage on Highway 15 located in the Dieppe Industrial Park
- New exit ramp located on the west border of the property
- Ideal for a commercial development, automobile dealership, restaurant, service station, wholesale and much more
- Lot is fully serviced and the future owner has the possibility to subdivide into two parcels with access via Benjamin Street
- Zoned - IP Industrial Park

- Annual average daily traffic count: 27,500

Location Information

- Located in the Dieppe Industrial Park close to the Greater Moncton International Airport, Atlantic Mazda and BMW Moncton with great visibility of the Veterans Highway (Highway 15).
- This high traffic area is located strategically with easy access to both the City of Moncton and the City of Dieppe.
- Minutes away from Shell Gas, Irving Gas, Tim Horton's, Holiday Inn Express, McDonald's, Thai Zone, and many more.



For more information, please contact:

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32 Alma Street
Moncton, New Brunswick E1C 4Y1
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Property Details

Description

PID	70256821
PAN	5487312
Zoning	IP - Industrial Park
Current Property Tax Assessment (2019)	\$149,800.00
Property Tax Assessment (2019)	\$6,965.25

Dieppe Industrial Park

- The Dieppe Industrial Park's superior infrastructure and state-of-the-art intermodal facilities have made it a dynamic growth-oriented business centre. The 1,100-acre park is home to more than 200 businesses
- The Dieppe Industrial Park accommodates a variety of businesses and organizations within its main activity zones including industrial and light industrial, aerospace, transportation and distribution



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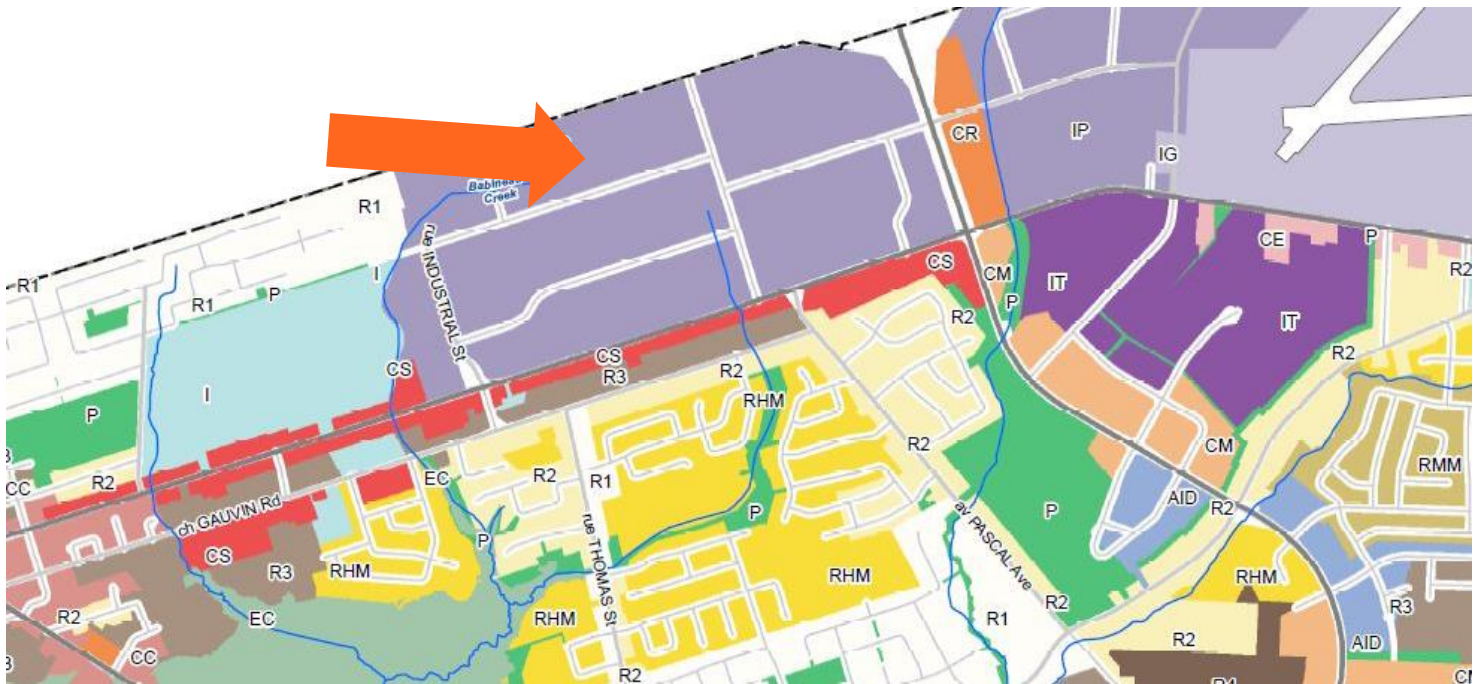
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Zoning – Industrial Park Zone

Permitted Uses

- | | |
|-----------------------------------|-------------------------|
| • Manufacturing/processing | • Recycling depot |
| • Tertiary manufacturing/assembly | • Restaurant |
| • Warehouse | • Recreational use |
| • Distribution use | • Communication use |
| • Transportation use | • Automobile dealership |
| • Retail store | • Government use |
| • Wholesale use | • Billboard sign |
| • Personal service shop | • Office |

- Food processing plant
- Service station
- Transportation or heavy equipment sales and service



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