

FOR SALE

133-161 Park Street
Sussex, NB



**CUSHMAN &
WAKEFIELD**
Atlantic

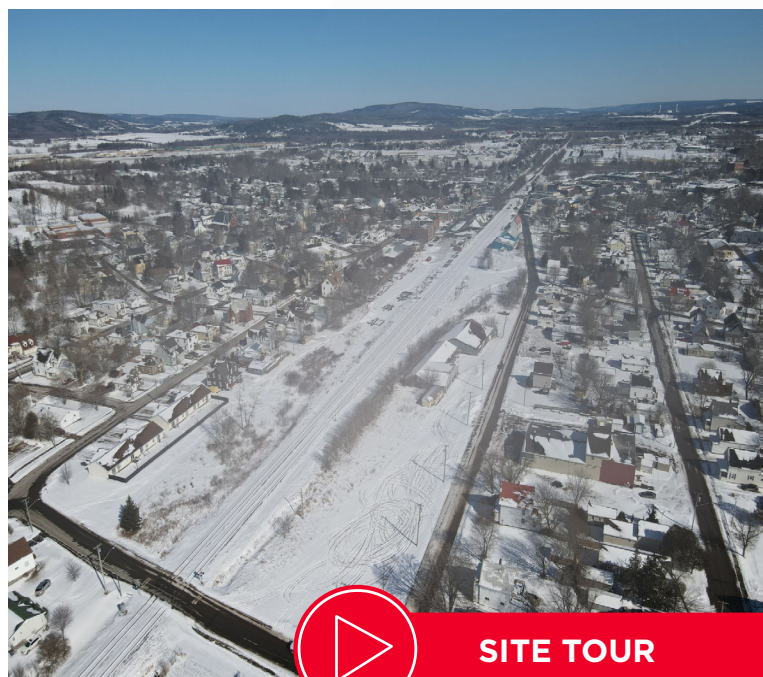
SALE PRICE: \$159,000

3.48 ACRES DEVELOPMENT LAND

Property Highlights

Located in the Western portion of the town of Sussex, NB within Kings County. Ideally positioned with access to nearby arterial routes

- Former CN site primed for development, situated on the corner of Union Street & Park Street
- Accessible location with access to Sussex's Main Street, and the Trans-Canada Highway
- Zoning: DC | Downtown Commercial
- PID#'s: 30138662, 30138630, 30138648, 30138655, 30138663, 00264580, 00265572, 30138705, 00265272



SITE TOUR

Contact

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Aerial / Location Map



Location Information



MOMENTS FROM
**MAIN
THOROUGHFARES**



EASY ACCESS TO
**MAIN STREET &
TRANS-CANADA
HIGHWAY**



5 MINUTES (2KM) FROM
GATEWAY MALL



5 MINUTES FROM
**PRINCESS
LOUISE PARK**



CORNER LOT ON
**PARK STREET &
UNION STREET**



45 MINUTES FROM
**DOWNTOWN
SAINT JOHN**

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Zoning Information | Downtown Commercial

Permitted Uses

- a. Accommodation
- b. Amusement Place
- c. Artist or Craftspersons Studio
- d. Bakery
- e. Banquet Hall
- f. Bar, Club, or Lounge
- g. Bed & Breakfast
- h. Convenience Store
- i. Commercial Recreation
- j. Cultural Facility
- k. Day Care Centre, subject to Section 5.4
- l. Entertainment Use
- m. Farmers Market
- n. Financial Office
- o. Health, Fitness, and Wellness Facility
- p. Grocery Store
- q. Medical Clinic
- r. Microbrewery
- s. Municipal or Provincial Building
- t. Office
- u. Personal Service
- v. Repair Service
- w. Retail Store
- x. Place of Worship
- y. Restaurant, excluding drive-thru

Conditional Uses

- a. Auto Dealership
- b. Service Station, including car wash
- c. Supportive Facility, subject to 5.10

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