

*Prime
Development
Opportunity*

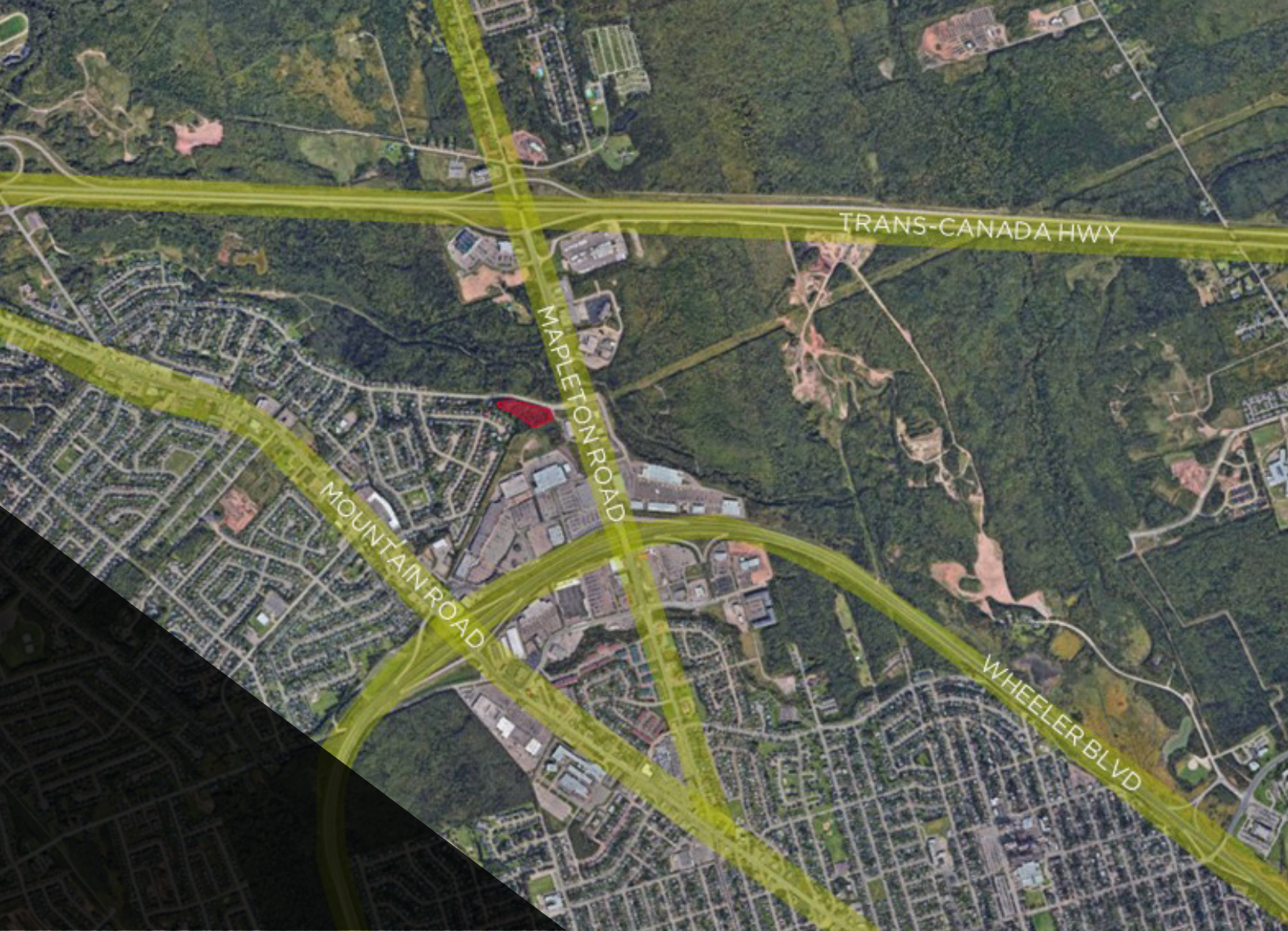
3.89 ACRES

**FRAMPTON
LANE**

MONCTON, NB



**CUSHMAN &
WAKEFIELD**
Atlantic



FRAMPTON LANE NORTH MONCTON

Situated near the intersection of Mapleton Road and Frampton Lane in Moncton New Brunswick, this development land offers exceptional accessibility. The surrounding areas boast established residential neighbourhoods and new developments.

Zoned: P1: Community Use Zone, R2: Two Unit Dwelling Zone & SC: Suburban Commercial Zone

Unbeatable Location, Prime Potential

LAND HIGHLIGHTS

3.89

ACRES

\$750,000

LIST PRICE

6.6 KM

TO DOWNTOWN
MONCTON

+/- 250 M

ROAD
FRONTAGE

50 +

RESTAURANTS
NEARBY

2

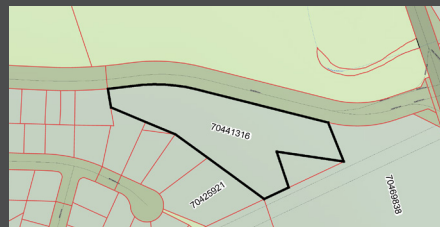
ZONES

1 KM

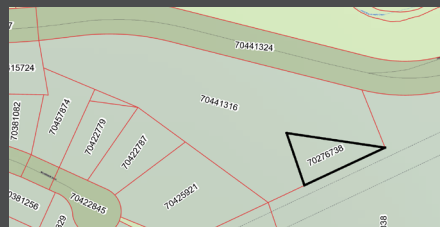
TO TRANS
CANADA HWY

70441316
70276738

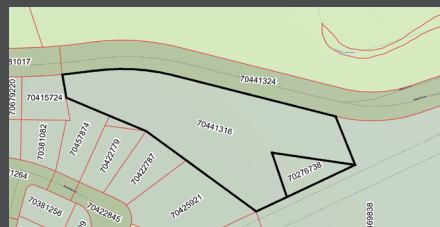
PID



PID 70441316 3.56 acres, zoned P1: Community Use Zone & Two Unit Dwelling Zone



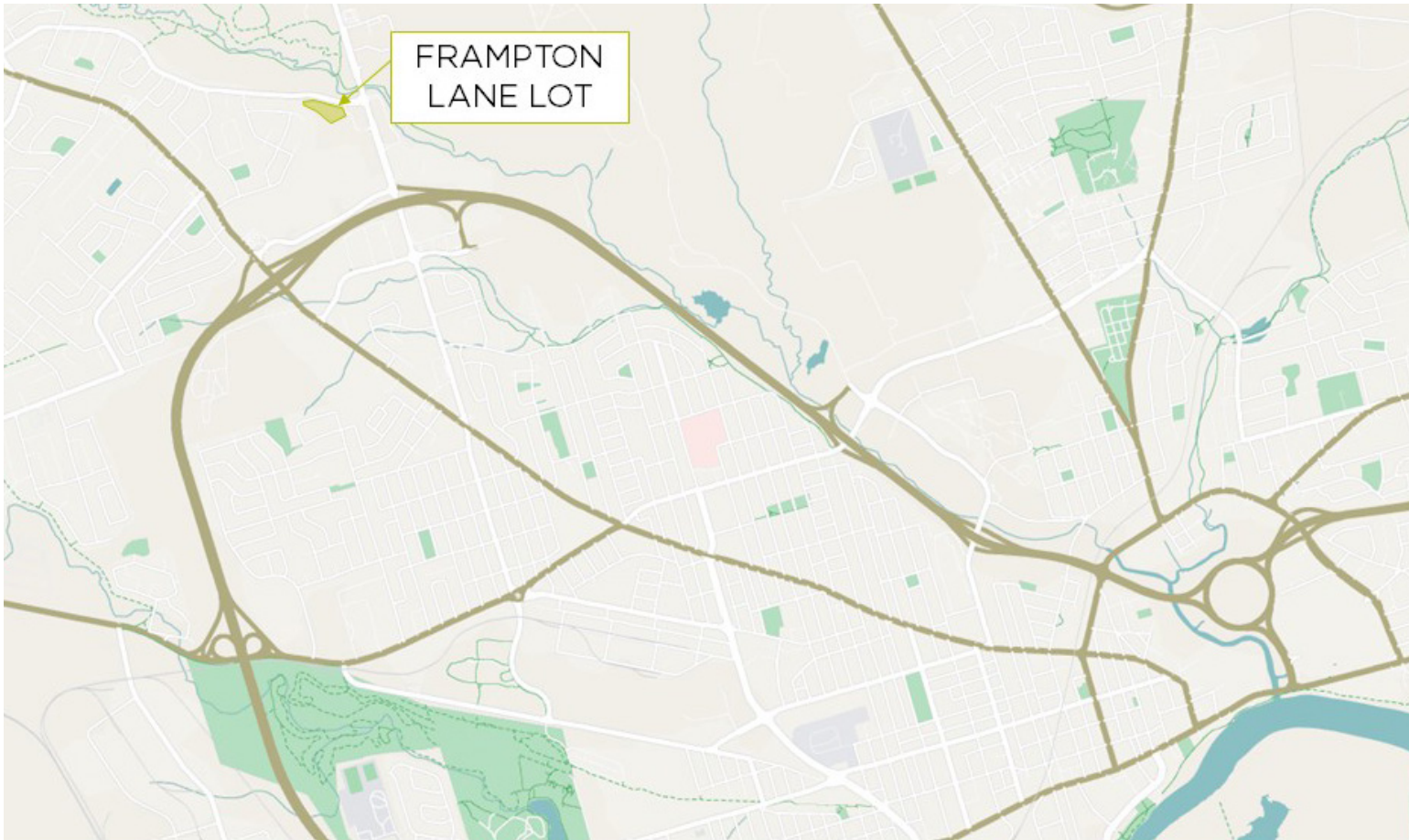
PID 70276738 0.33 acres zoned SC: Suburban Commercial Zone



PAN 05842677 Total of 3.89 acres of land



LOCATION



Unbeatable Location, Prime Potential

DEMOGRAPHICS - 5KM RADIUS

62,473

POPULATION

\$69,730

MEDIAN INCOME

69,333

DAYTIME POPULATION

42

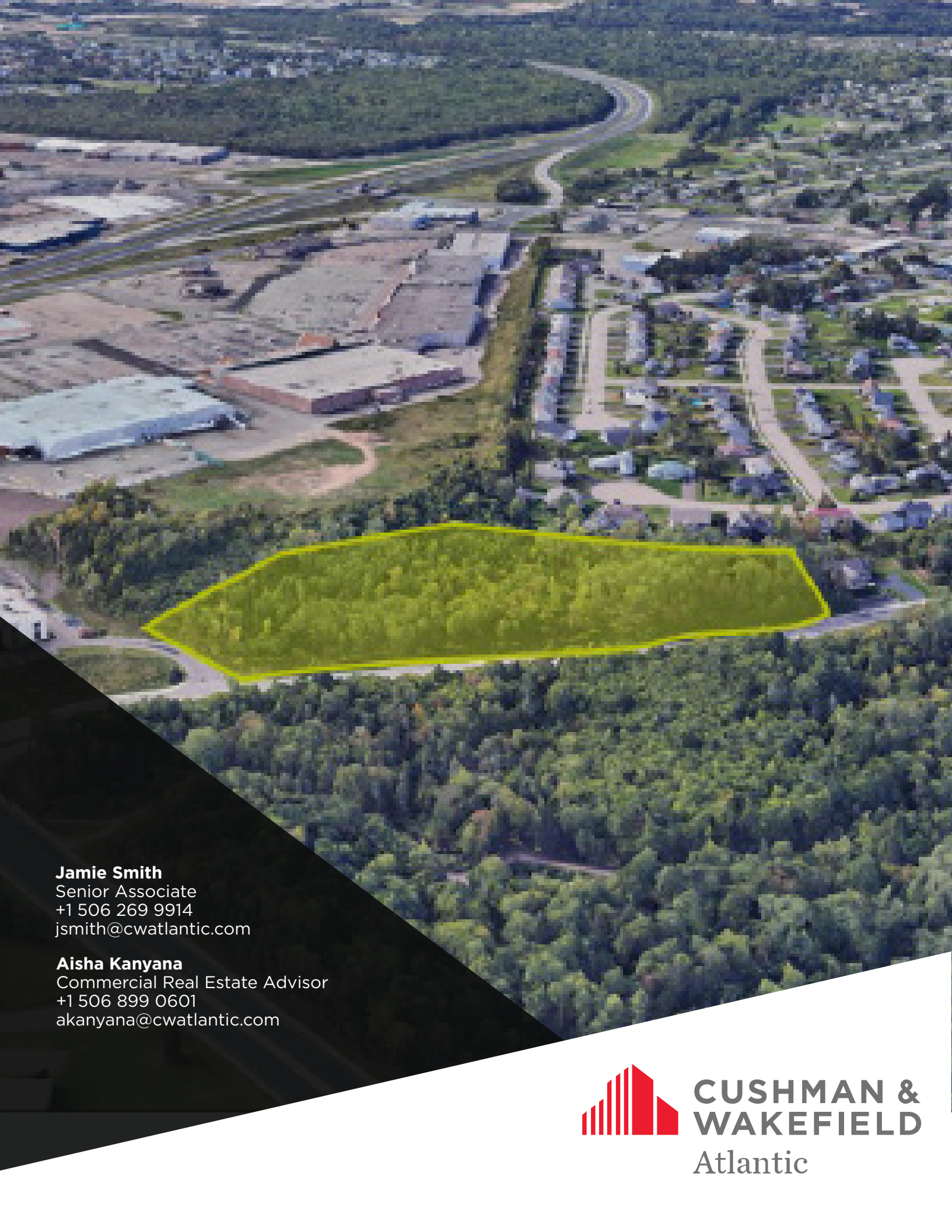
MEDIAN AGE

27,508

TOTAL HOUSEHOLDS

\$80,875

AVG. HOUSEHOLD INCOME



Jamie Smith
Senior Associate
+1 506 269 9914
jsmith@cwatlantic.com

Aisha Kanyana
Commercial Real Estate Advisor
+1 506 899 0601
akanyana@cwatlantic.com



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