



1.44 ACRES

# HIGHMEADOW PARK

SAINT JOHN, NB

**PRIME MULTI-UNIT RESIDENTIAL  
DEVELOPMENT OPPORTUNITY**







# DEVELOPMENT OPPORTUNITY

1.44 ACRES

Prime multi-unit residential development opportunity in Saint John, New Brunswick. Excellent opportunity to develop this site into more townhouses to complement the townhouses that are located adjacent to the property. This strategic move can cater to the growing demand for housing in the area.

## PARCEL FEATURES

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List Price: \$725,000

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Parcel Size: 1.44 Acres

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PID: 00356261

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PAN: 04454439

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Zoning: Mid-Rise Residential (RM) Zone

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Nearby Occupiers: Carquest Auto Parts, Costco, The Home Depot, Walmart etc.

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Location: Prime development location off McAllister Drive, the surrounding area offers a great selection of amenities with the town's most significant commercial node only minutes away.

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AERIAL

## DEMOGRAPHICS



**126,202**

Population



**\$79,586**

Average Household Income



**43.8**

Median Age

Saint John  
Metropolitan  
Area





## RM: MID-RISE RESIDENTIAL

The Mid-Rise Residential (RM) zone accommodates a range of serviced medium density residential development in the form of townhouses, apartments, and condominiums, as well as semi-detached dwellings, two-unit dwellings, and one-unit dwellings. A minimum height standard of two storeys is required for new residential development.

The Mid-Rise Residential (RM) zone is intended for land inside the Primary Development Area that is designated Low to Medium Density Residential or Stable Residential. However, land in other appropriate designations could be zoned RM.

### ZONE STANDARDS

**ZONING:**

MID-RISE RESIDENTIAL (RM) ZONE

**MAX LOT OCCUPANCY**

50 %

**MAX TOWNHOUSE DWELLING**

MAXIMUM LENGTH OF 72 METERS

**HEIGHT RESTRICTIONS**

MIN: 2 STOREYS  
MAX: 11 - 14 METERS





# CUSHMAN & WAKEFIELD

## Atlantic

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