

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

List Price: \$725,000

Parcel Size: 1.44 Acres

PID: 00356261

PAN: 04454439

Zoning: Mid-Rise Residential (RM) Zone

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

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.



DEMOGRAPHICS



126,202

Population



\$79,586

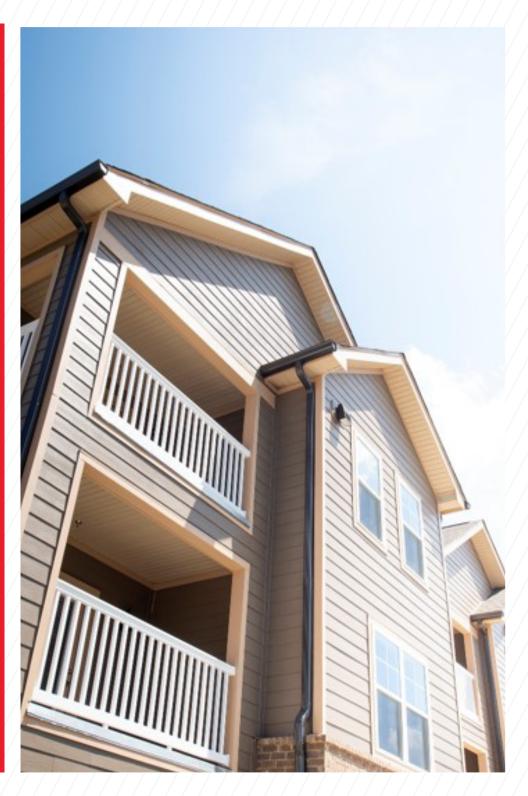
Average Household Income



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

