

FOR SALE

1857 Manawagonish Road

Saint John, New Brunswick

+/- 20 ACRES OF LAND

**EXCEPTIONAL
DEVELOPMENT
LAND**

PROPERTY HIGHLIGHTS

Located on Saint John's west side, this exceptional development parcel offers stunning views of the Irving Nature Park and Saints Rest Marsh-F. Gordon Carvell Nature Preserve. Zoned Future Development, it awaits the right developer to rezone and bring services to the lot. With 19+ acres of potential, the site is ideal for a thoughtfully designed community featuring garden homes, townhomes, and multi-unit buildings, complemented by amenities like walking trails, a community garden, and a birdwatching observatory—blending modern living with nature's tranquility.



Site Area:	19.94 acres
Zoning:	FD - Future Development
PID:	55005151
Topography:	Cleared



60 minutes
US Border



18 minutes
Port of Saint John



3 minutes
St. John Throughway



15 minutes
Irving Nature Park



10 minutes
Uptown Saint John



23 minutes
International Airport

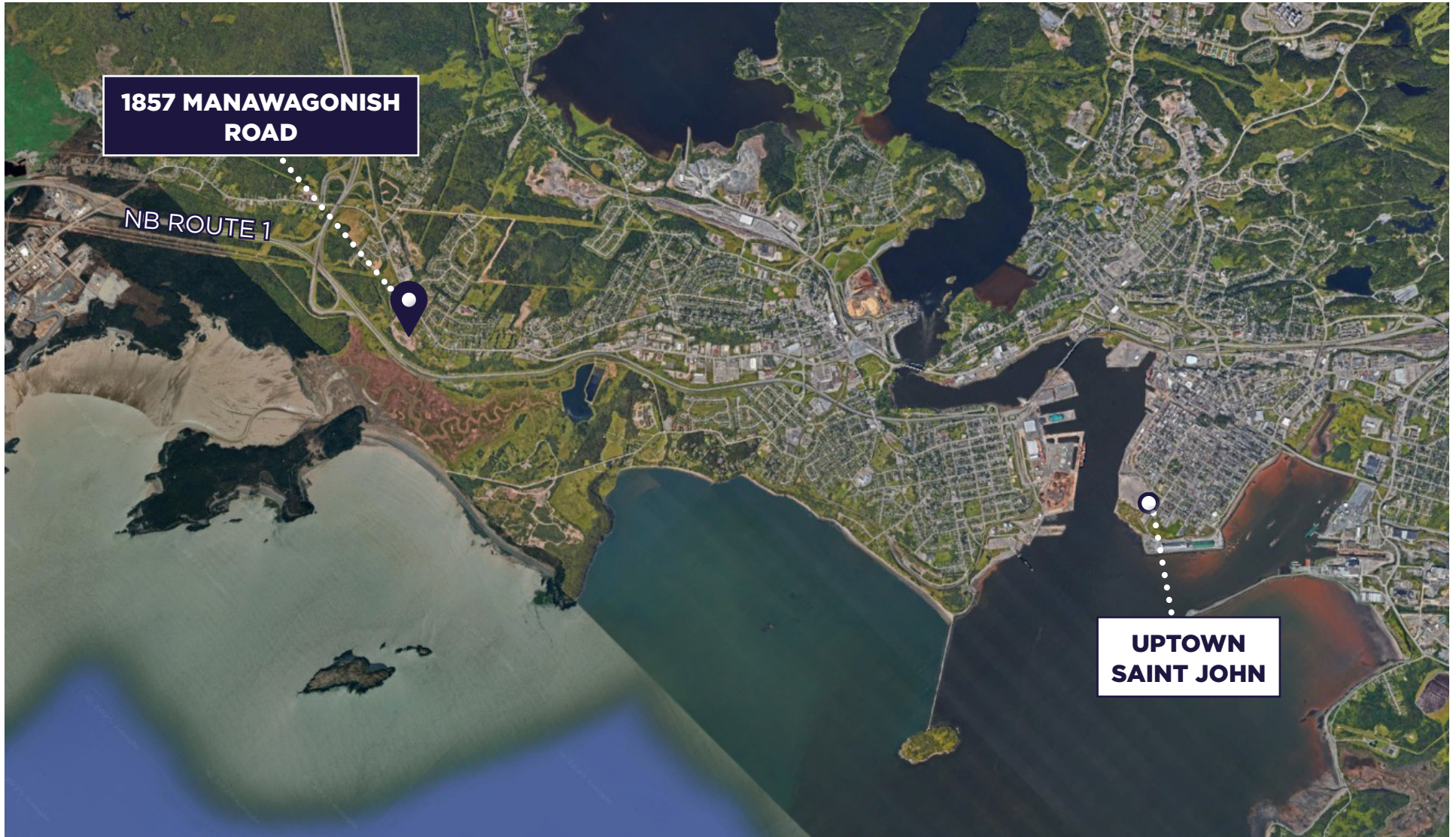
SALE PRICE: \$719,000

SITE PLAN





AERIAL MAP



**1857 MANAWAGONISH
ROAD**

NB ROUTE 1

**UPTOWN
SAINT JOHN**

POTENTIAL FOR VIBRANT RESIDENTIAL COMMUNITY!

A mix of residential options—garden homes, townhomes, and multi-unit apartment buildings—could all be incorporated, complemented by amenities that embrace the stunning natural surroundings. A community garden, walking trails, and even a birdwatching observatory could make the most of this unique location, blending modern living with the tranquility of nature.



CONTACT

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