FOR SALE

1857 Manawagonish Road

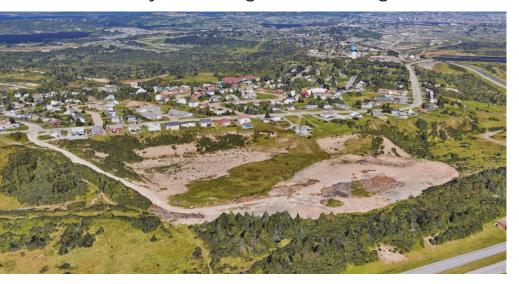
Saint John, New Brunswick



Atlantic

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 minites US Border



18 minutesPort of Saint John



3 minutes St. John Throughway



15 minutes Irving Nature Park



10 minutes Uptown Saint John

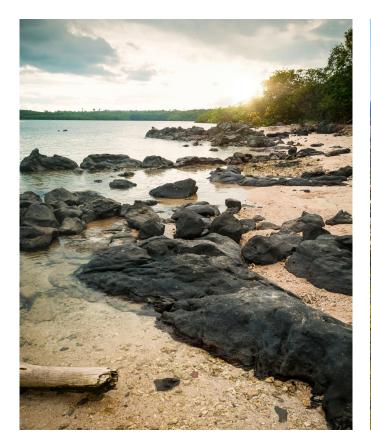


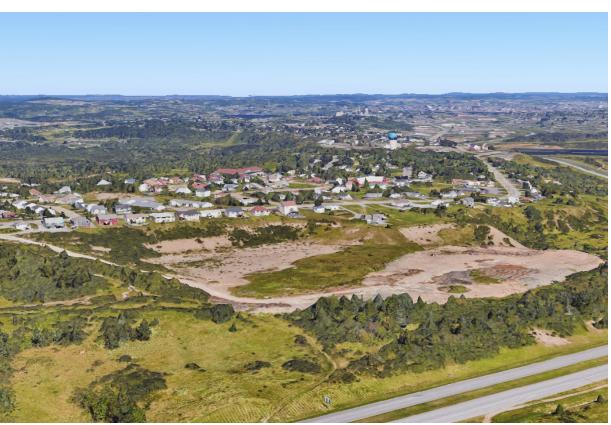
23 minutes International Airport



SITE PLAN











AERIAL MAP



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.



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