

**CUSHMAN &
WAKEFIELD**
Atlantic

259 FOSTER THURSTON

Saint John, New Brunswick

FOR SALE

\$2,900,000



EXECUTIVE SUMMARY

259 FOSTER THURSTON

Welcome to a rare and extraordinary opportunity to own a one-of-a-kind forested retreat in the heart of the city. Located on Foster Thurston Drive and directly adjacent to Rockwood Park—one of Canada’s largest municipal parks with over 2,200 acres of pristine natural beauty—**this incredible 24-acre property offers the perfect blend of wilderness seclusion and urban accessibility.**

The opportunity extends far beyond lifestyle or hospitality. This parcel is located adjacent to Primary Development Areas under the City’s Municipal Plan and is wide open for rezoning applications. With flexible land use potential, the site is ideal for:

- Residential development
- Commercial use
- Educational or institutional facilities
- Restaurant or hospitality concepts

Whether you’re an entrepreneur, developer, wellness visionary, or someone seeking a peaceful urban escape, this property offers natural beauty, strategic location, and development versatility rarely seen in one package.

STUNNING WILDERNESS LODGE

Cushman & Wakefield Atlantic is pleased to present a truly rare and extraordinary opportunity to own a one-of-a-kind forested retreat, ideally suited for a wellness-focused venture, just minutes from Saint John.

This incredible 24-acre property, offering the perfect blend of pristine wilderness seclusion and urban accessibility, features a spectacular log-construction lodge, a charming stand-alone cabin, and a dedicated garden greenhouse. Located directly adjacent to Rockwood Park—one of Canada's largest municipal parks—this unique offering provides the tranquil setting essential for a high-end bed and breakfast, nurturing daycare, or a private estate. With its proven track record and turnkey facilities, it's an excellent opportunity for an aspiring owner looking to establish an investment property with rezoning potential.





PROPERTY DETAILS

A spectacular 3,750+/- sq ft log-construction lodge on 24 Acres designed for comfort, function, and unforgettable experiences.

LODGE HIGHLIGHTS

- Built in 2018
- Accommodates 40–50 guests for seated dining and up to 100 guests for reception-style events
- Features 4 spacious private rooms, multi-stall washrooms, and a loft area with a second-floor balcony
- Full commercial-style kitchen and large entertainment space Includes laundry facilities
- 1,200 sq ft of outdoor deck space, with 950 sq ft covered and 310 sq ft uncovered, perfect for entertaining year-round

LAND HIGHLIGHTS

- 24 acres of lush, forested wilderness (to be subdivided off a larger parcel)
- Zoned: Special Zone #3
- Incredible privacy and tranquility
- Endless possibilities for nature trails, eco-tourism, or outdoor events



THE CABIN & GREENHOUSE

A charming stand-alone cabin with full electrical service

UTILITIES AND INFRASTRUCTURE

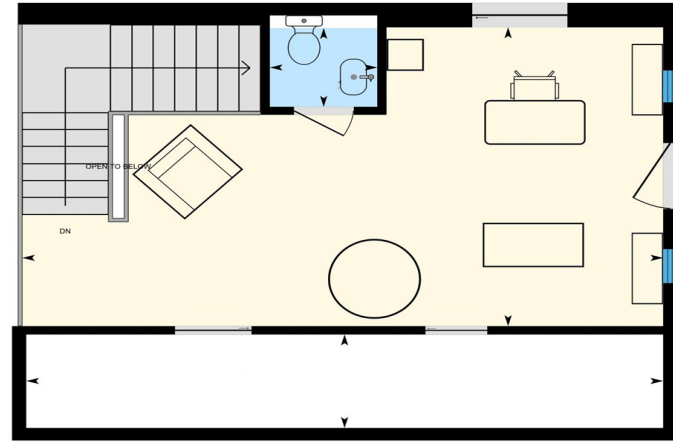
- Serviced by well and septic
- Equipped with state-of-the-art wastewater treatment system
- Highly-efficiency HVAC system and exceptional insulation
- Horticultural use greenhouse garden



FLOOR PLAN

MAIN FLOOR & LANDING

VIRTUAL TOUR



Better never settles



LOCATION HIGHLIGHTS

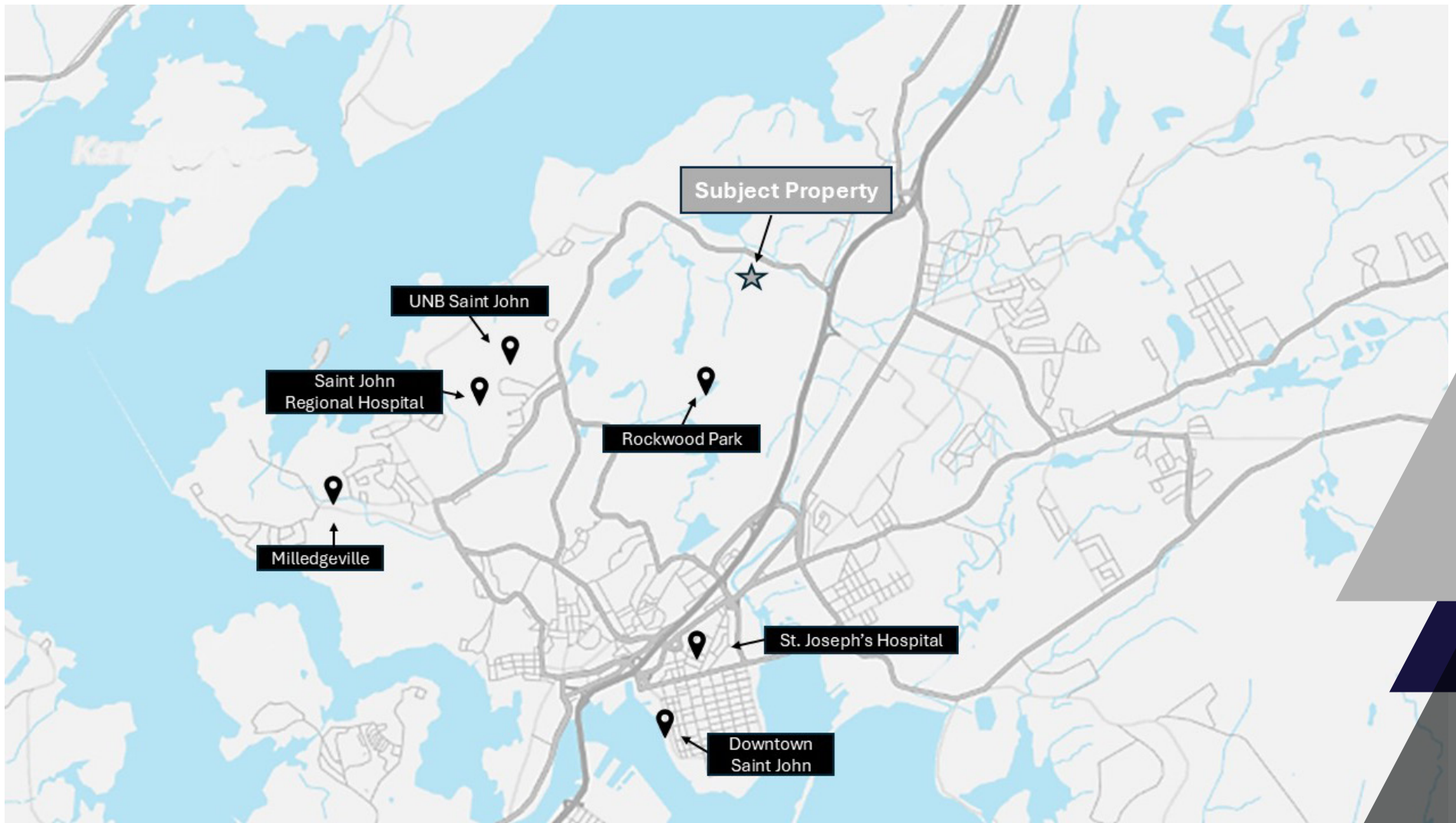
This exceptional property offers a tranquil escape with incredible proximity to Saint John, New Brunswick. You're near Rockwood Park, one of Canada's largest municipal parks, with over 2,200 acres of trails, lakes, and a golf course.

Yet, this peaceful property is just a quick 7km drive from downtown Saint John. This means effortless access to the city's vibrant core, including historic Uptown, diverse restaurants, the Saint John City Market, and cultural gems like the New Brunswick Museum and Reversing Falls Rapids.

This property is your invitation to dominate in the booming wellness and hospitality sectors. 259 Foster Thurston Drive is perfectly poised to become a sought-after destination.

Imagine a compassionate animal shelter, a charming bed and breakfast, a nurturing daycare, a base for innovative forestry or fisheries operations, a top-tier animal kennel, much-needed supportive housing, or a modern vet clinic. This is a rare chance to secure a property with extraordinary versatility, the option to rezone, and investment potential, perfectly suited for these diverse and impactful ventures.





4.5km

to University of New
Brunswick Saint John
Campus

4.6km

to Saint John Regional
Hospital

5.0km

to Rockwood Park

6.4km

to St. Joseph's Hospital

6.9km

to Downtown Saint John

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