

For Sale

5.93 Acres | Asking Price - \$1,750,000.00

Prime Retail, Hotel, Apartment Development Opportunity



Legacy Hills On Cleveland PID#05121348 Riverview, New Brunswick

Property Highlights

- Phase 1 - Kent Building Supplies (Sold)
- Phase 2 - Under Contract
- Located at the corner of Gunningsville Boulevard and Cleveland Avenue in the Findlay Park node of the Town of Riverview, NB.
- The primary land use in this area is mixed use to include single family dwelling, multi-residential properties and commercial development.
- Most ideal for retail, hotel, apartment or commercial development opportunity and/or a mixed-use development.



Offering Summary

Legal Description	PID#05121348
Available SF	258,311 SF
Lot Size	5.93 Acres

For More Information



Tim Lyons

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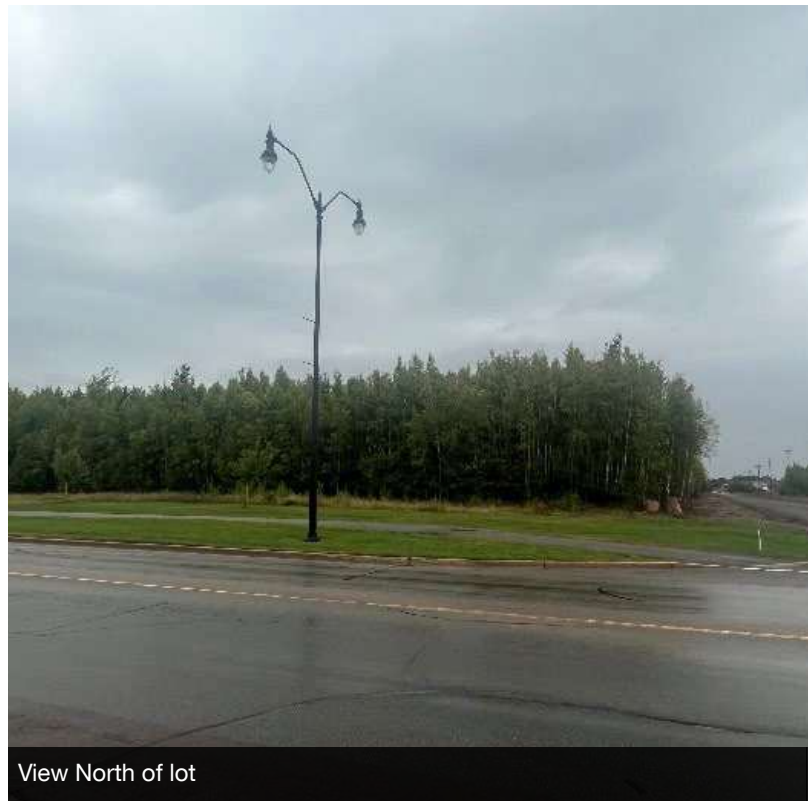
Street Scene – West along Gunningsville Blvd



Street Scene – East along Gunningsville Blvd



View North of Cleveland Ave Extension

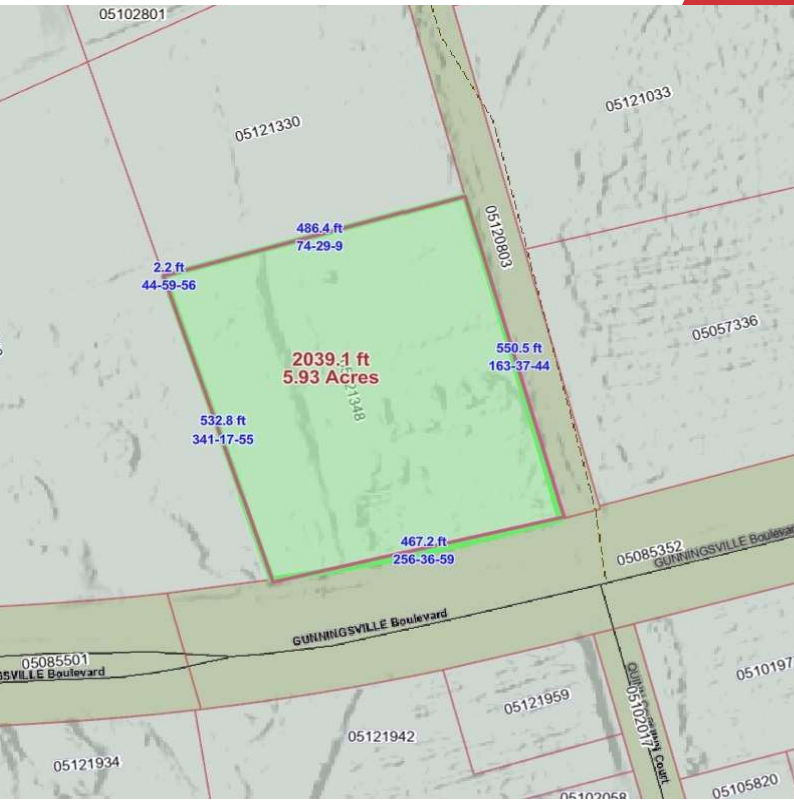


View North of lot

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Financial Details & Property Description

Assessment	\$ 396,700 (For the Year 2024)
Tax	\$ 16,533
Site Position	Corner Lot
Regional / Local Access	Highway #15 and the Trans-Canada Highway/Gunningsville Boulevard, Findlay Boulevard, Pine Glen Road and Coverdale Road
Public Transit	Codiac Transpo
Amenities	Within 1 to 5 kms
Surrounding Land Use	Mixed-use of residential, multi-residential and commercial properties
Frontage	± 467 ft along the north side of Gunningsville Boulevard and ± 550 ft along the east side of Cleveland Avenue once it has been extended to Gunningsville Boulevard
Services	Full Municipal Services available
Site Coverage	50% maximum
Ingress/Egress	Have access from Gunningsville Boulevard and Cleveland Avenue
Encumbrances	3m wide public utility easement along both street frontages
Topography	Primarily treed with some cleared sections
Zoning	Suburban Commercial
Permitted Height	15 m
Highest Best Use	Mixed Use Development
Property Class	Commercial Development Land

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Driving Distances

Miramichi	130 KM
Fredericton	172 KM
Sussex	77 KM
Saint John	148 KM
Charlottetown	173 KM
Truro	180 KM
Halifax	280 KM
Sydney	490 KM

Adjacent Land Uses

- North - Subway, Scotiabank, Great Canadian Dollar Store and other commercial establishments
- South - Gunningsville Boulevard, Winter Wonderland Park, and several new apartment buildings
- East - Kent Building Supplies, Sobeys, Canadian Tire, Home Hardware and commercial development
- West - Cleveland Avenue, Pine Glen Road and residential development

Prominent Occupiers In The Vicinity

- Kent, Home Hardware, Sobeys, NB Liquor, BMO, Scotiabank, Sobeys Fast Fuel, Pet Valu, Guardian Drugs Riverview, Great Canadian Dollar Store and Little Caesar's

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