

For Sale

3.5 Acres | Asking Price \$1,495,000
Land Space

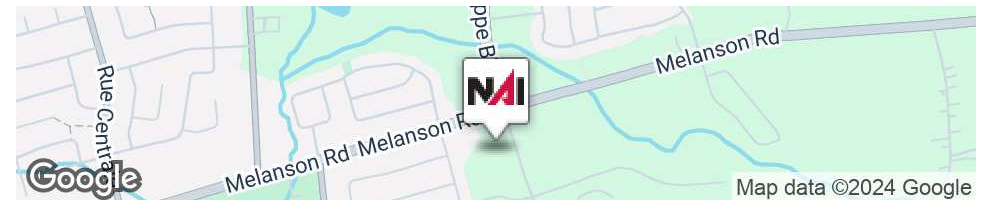


Melanson Road

Dieppe, New Brunswick E1A 7P1

Property Highlights

- Strategically located at the corner of Melanson Settlement Road and Dieppe Boulevard in the Fox Creek District of Dieppe, NB.
- Planners have suggested that this property can be approved for 99-units apartment building, potentially offering a lucrative investment opportunity in the growing Dieppe market.
- The property offers a lucrative opportunity for residential developers due to its prime location, zoning, and low vacancy rates.



PID	00924241
PAN	6864525

For More Information



Tim Lyons

O: 506 295 5400

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

50 Foundry Street, Suite 202
Moncton, NB E1C 0J8
506 295 5400 tel
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Key Highlights

Assessment	\$364,900.00
Taxes	\$14,244.96
Zoning	Commercial Mixed
Frontage	Over 270' on Melanson Road and 450' on Dieppe Boulevard
Topography	Moderately level with good surface drainage
Utilities	City services, including water, sewage, electricity, and natural gas, are readily available.
Public Transit	Codiac Transpo
Site Position	Corner Lot

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Driving Distances

Moncton Airport	6 Kms
Champlain Place	7 Kms
Avenir Centre	9 Kms
Trans Canada Highway	7 Kms

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Location Advantages

- Located near Uptown Dieppe
- Situated in the Fox Creek District, close to schools, shopping, and recreational facilities
- Excellent ingress/egress via Melanson Road; proximity to major roadways and downtown Dieppe
- Nearby amenities include the Fox Creek Golf Course, Dieppe Aquatic Centre, and multiple schools
- Recent development in the area includes the construction of a newer French School (Antonine Maillet) and Fire Halls, both located along the Dieppe Blvd and a short distance from the subject.