

2-12 Meadow Lane

Sackville, New Brunswick



The Opportunity

\$1,975,000

Listing Price

2 - 12 Meadow Lane is a well-maintained six-suite, condo-style attached townhouse complex with garages, constructed circa 2013 and located in a growing area of Sackville, New Brunswick, a stable, university-driven rental market anchored by Mount Allison University.

The property benefits from strong in-place rental income and consistent tenant demand due to its proximity to downtown Sackville and key amenities. This offering is an opportunity for investors seeking a manageable asset with consistent cash flow characteristics and long-term rental growth potential in one of New Brunswick's most established small-market multifamily environments.

The building is finished with horizontal vinyl siding, asphalt shingle roofing, and asphalt walkways and driveways. Each suite benefits from a private front entrance, open-concept layouts, two bedrooms, a full bathroom, in-suite laundry, utility/storage space and spacious attached single-car garage, and individual driveway parking. The rear elevation features private wooden rear decks for each unit, providing outdoor amenity space, along with well-maintained green space and landscaped surroundings.

Summarized financial information is available to qualified investors. Measurements are based on the survey plan and include garage areas.

STREET ADDRESS

2-12 Meadow Lane, Sackville, New Brunswick

PROPERTY TYPE

Multi-residential Condo Style Townhouse

SUITE MIX

Six (6) Two-Bedroom Units

ZONING

Urban Residential 2 (R2)

PID

70614706

DWELLING DIMENSIONS

±7,999 sq. ft.

APARTMENT SIZE

±1,333 sq. ft. (Including garage)

LOT SIZE

Approx. 29,011.97 sq. ft.

SITE DIMENSIONS

123' (W) x 212' (L)

YEAR BUILT

Circa 2013

INCOME DETAILS

Contact Listing Agent

PROPERTY TAXES

\$17,291.63 (2026)

INVESTMENT HIGHLIGHTS



Below-Market In-Place Rents
with clear path to stabilization



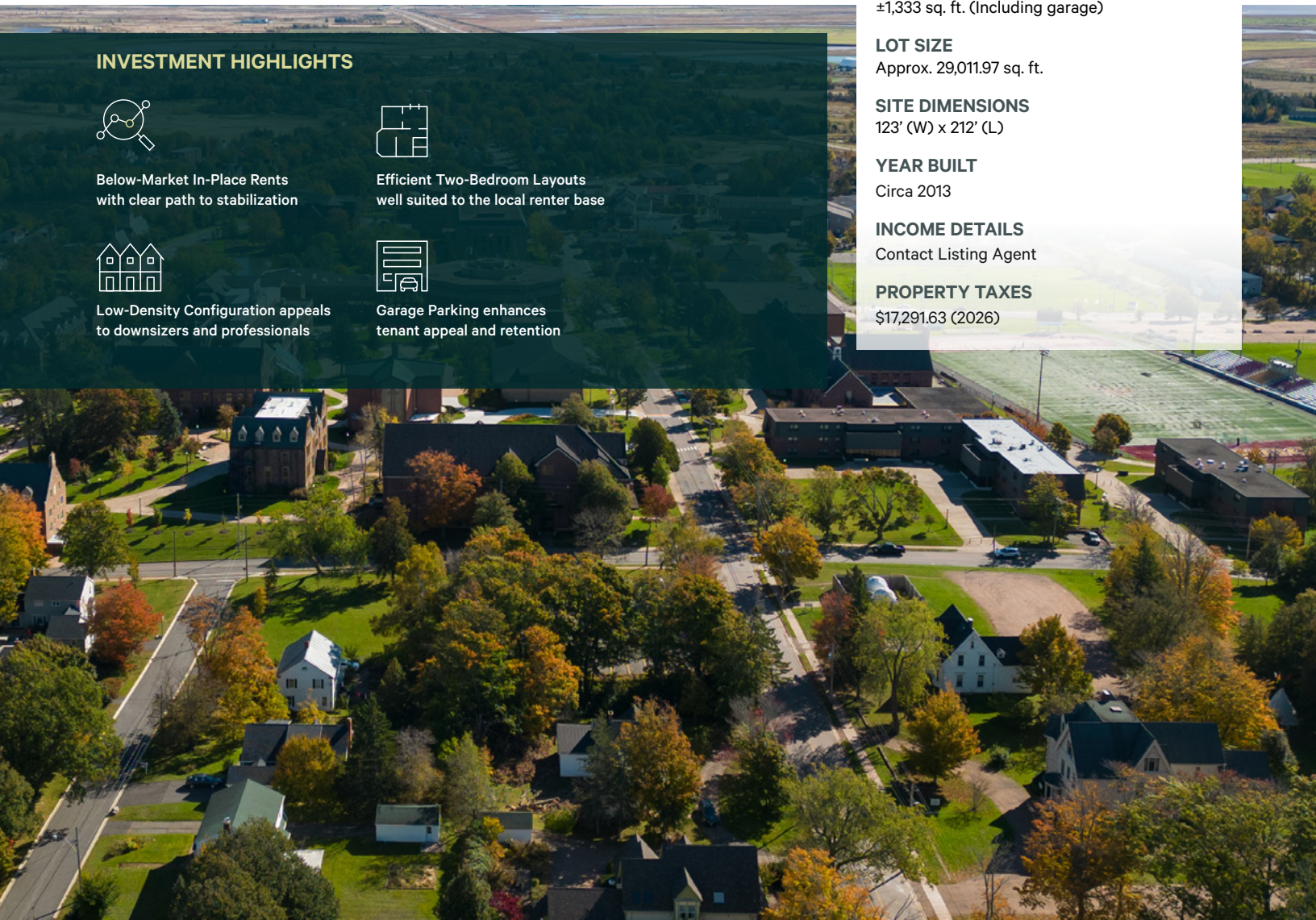
Efficient Two-Bedroom Layouts
well suited to the local renter base



Low-Density Configuration appeals
to downsizers and professionals



Garage Parking enhances
tenant appeal and retention



Area Overview

Prime Sackville Location

The Property is situated in a residential area close to Sackville's downtown core, offering residents convenient access to daily amenities including grocery, retail, dining, and services. The location balances walkability with a quieter neighbourhood setting, making it attractive to a broad tenant base.

Sackville benefits from its strategic location near the Nova Scotia border and proximity to Moncton, while maintaining its own established community and employment base.

ECONOMIC HIGHLIGHTS

Sackville is characterized by demographic stability and consistent rental demand, supported by a mix of students, professionals, and long-term residents.


RENTAL DEMAND DRIVERS

Rental housing demand in Sackville is supported by three durable renter cohorts:

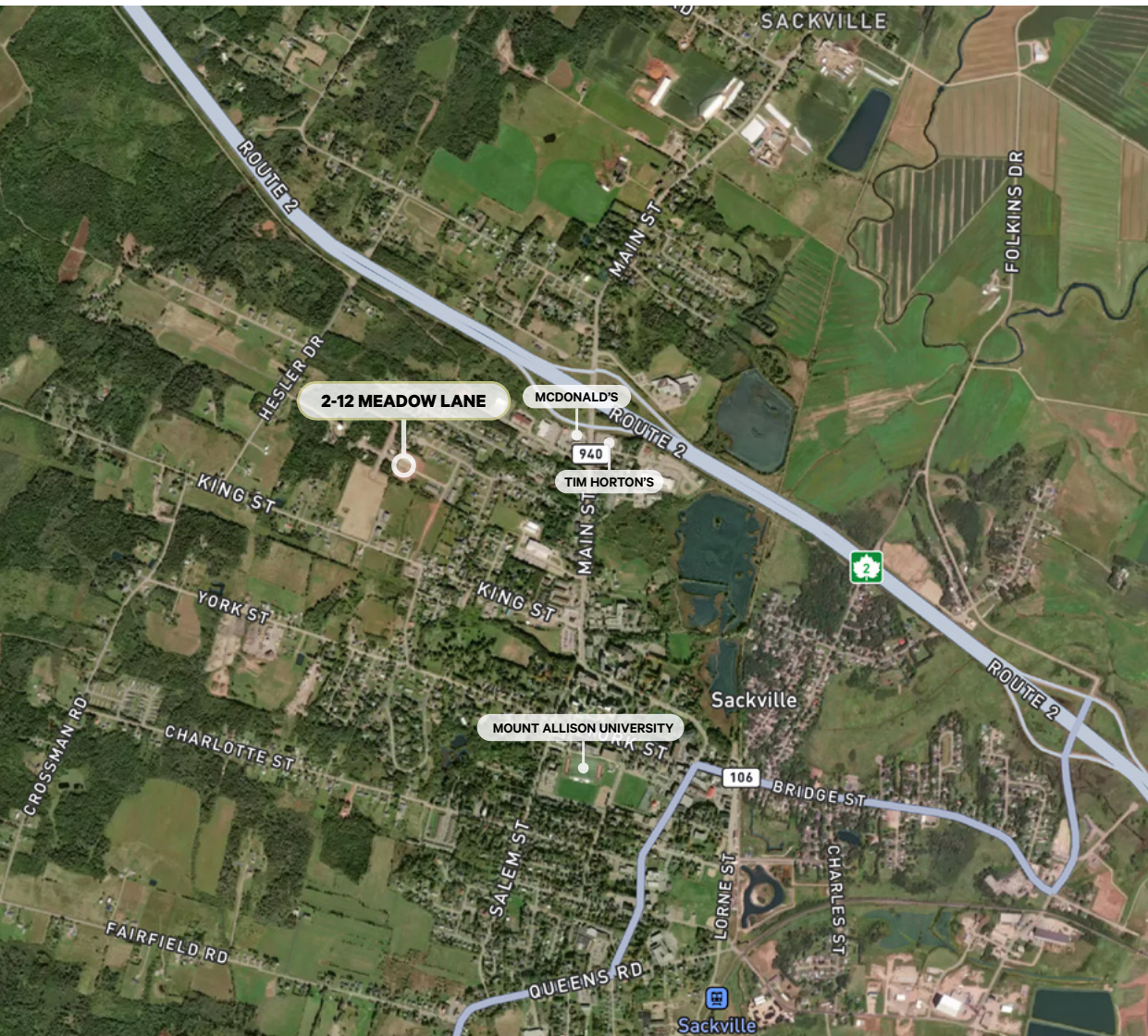
- Upper-year university students living off campus
- University staff and young professionals seeking practicality & convenience
- Downsizers and older renters preferring low-maintenance living

PRIMARY DEMAND DRIVER

Mount Allison University is the dominant driver of local housing demand due to its sizeable student population and the steady off-campus need from upper-year students and staff.



~2,555
Total Enrollment in Fall 2025



DEMOGRAPHIC SNAPSHOT (3KM RADIUS)

12.6%

Population Growth
2020-2025, Census

5,581


Estimated Population
2025 Census


42.5


Median Age
2025 Census

TRAVEL TIMES


Meadow Lane to
Mount Allison University (2KM)

 9 mins

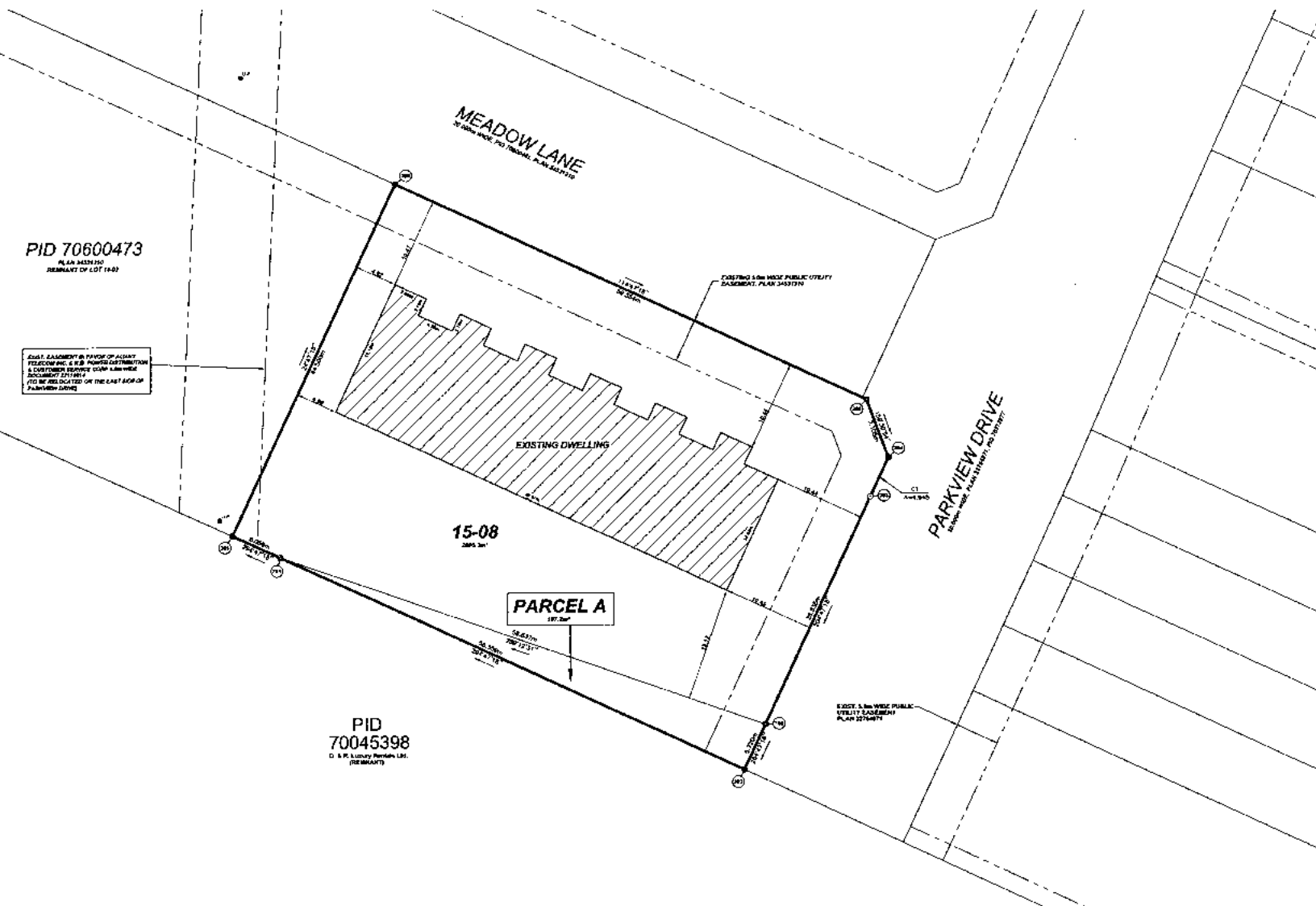
 27 mins

 4 mins

Sackville to Moncton

 32 mins
44 KM

Site Plan & Exterior Photos



Property Photos

UNIT PHOTOS



Property Photos





For more information, please contact:

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