



BRUNSWICK

BROKERS
COMMERCIAL REAL ESTATE

5.95 acres of land in McAllister Industrial Park.

FOR SALE
125 McIlveen Drive

Saint John | NB

Stephanie Turner
Brock Turner

125 McIlveen Drive | Saint John, NB
Stephanie Turner & Brock Turner



Property Highlights

ASKING PRICE
\$599,000

5.95 acres of industrial land. Zoned IM (Medium Industrial).

Seller entitled to the following rebates offered by the city of Saint John. These rebates are valid in perpetuity and assignable to a buyer. \$40,000 rebate when a building is erected on the property. \$25,000 rebate when property is landscaped.

Owner would also consider built-to-suit lease option or joint venture.

The McAllister Industrial Park was established to capitalize on the success of nearby Grandview Industrial Park, and industrial expansion on the East side of Saint John. The Park has experienced steady success, driven in large part by the on-going development of the energy sector.



**BUILD-TO-SUIT
POTENTIAL**



**CENTRALLY
LOCATED**



**MCALLISTER
INDUSTRIAL**



**5.95
ACRES**

BRUNSWICK
BROKERS

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Property Details



LOCATION	McAllister Industrial Park
PID	55206064
ZONING	Medium Industrial
LOT SIZE	5.95 acres
ASSESSED VALUE	\$222,500
TAXES	\$10,300
SALE PRICE	\$599,000



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— Grandview Industrial Park
— McAllister Industrial Park

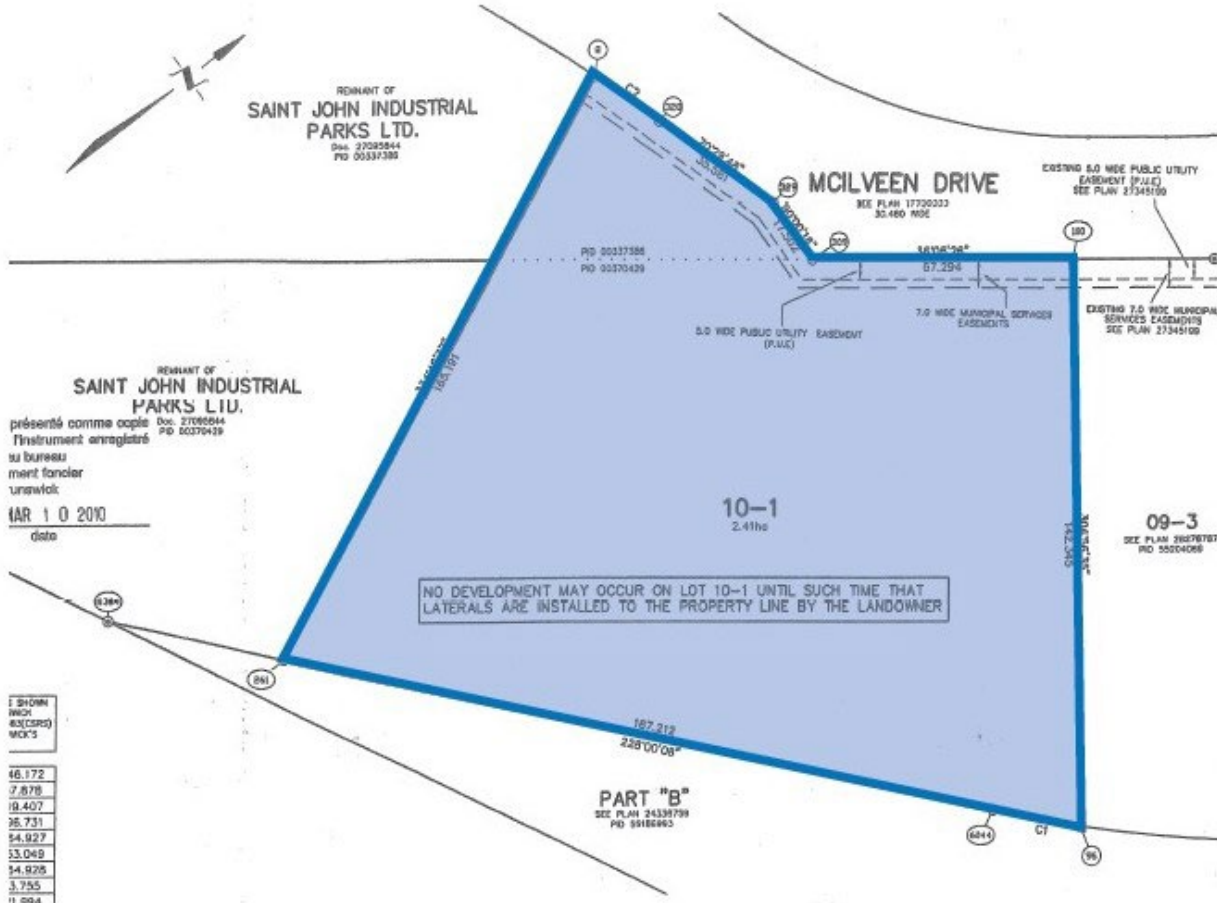
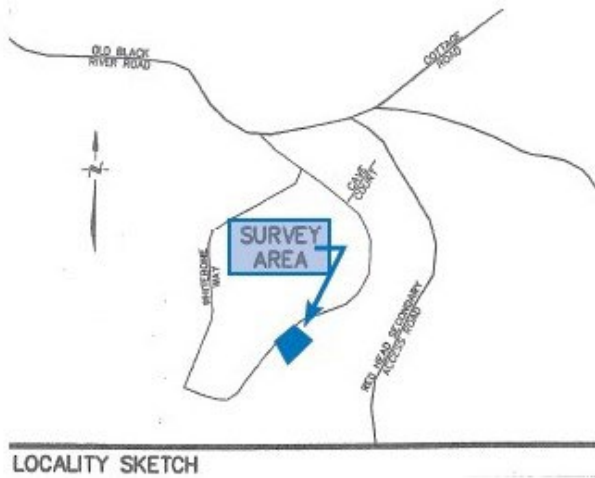
Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



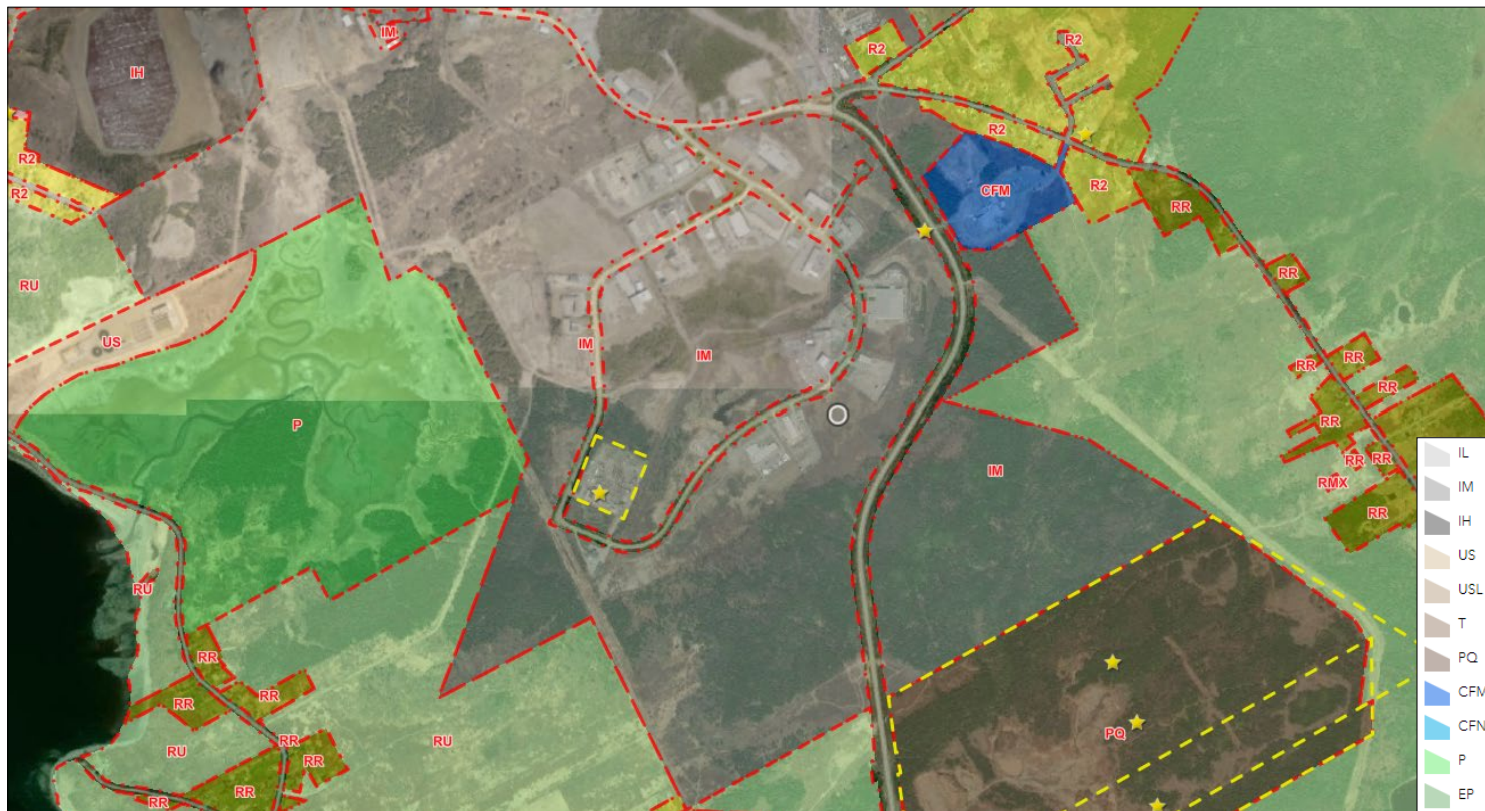
Site Plan

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IM- Medium Industrial



Medium Industrial
Zoning



12.2 Medium Industrial (IM) Zone



Municipal Plan Context

The Medium Industrial (IM) zone accommodates a broad range of compatible medium industrial uses, some of which may have outdoor storage or activities, and where any nuisance or risk factor should not extend beyond the boundaries of the lot.

The Medium Industrial (IM) zone is intended for land inside of the Primary Development Area that is designated Heavy Industrial Area. However, land in other appropriate designations could be zoned IM.



12.2(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following, which may include outdoor storage as an accessory, secondary or main use subject to paragraph 12.2(2)(a):

- Animal Shelter;
- Auction Facility;
- Business Support Service;
- Car Wash;
- Contractor Service, Household;
- Distribution Facility;
- Equipment Sales and Rental, Heavy;
- Fleet Service;
- General Contractor Service;
- Kennel;
- Landscape Material Supply;
- Light Industrial Use;
- Medium Industrial Use;
- Outdoor Storage, subject to paragraph 12.2(2)(a);
- Recreational Vehicle Sales and Service, Large;
- Recreational Vehicle Sales and Service, Small;
- Recycling Facility;
- Redemption Centre;
- Research and Development Facility;
- Sales Centre, Model Home;



Medium
Industrial Zoning





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