



# **BRUNSWICK**

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**BROKERS**  
**COMMERCIAL REAL ESTATE**

**1/3 Acre of Commercial / Retail Land  
Available for Development**

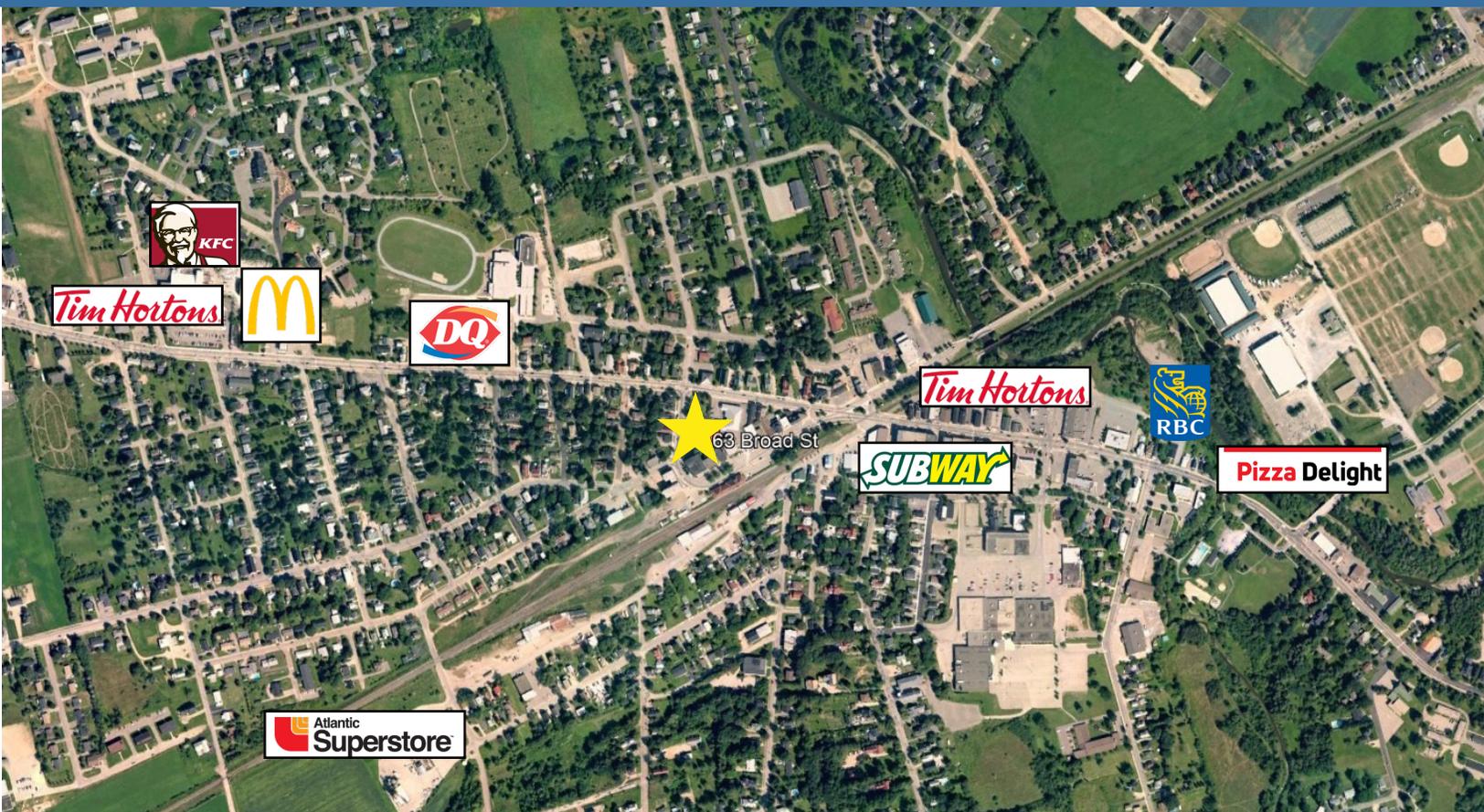
**FOR SALE**

**63 BROAD STREET**

Sussex | NB

**Stephanie Turner**

63 Broad Street | Sussex, NB  
Stephanie Turner



## Property Highlights

SALE PRICE  
**\$194,900**

Approx. 1/3 acre of commercial/retail land available for redevelopment. The owners have a vision and mandate to see this parcel of land restored to its highest and best use, i.e. a mixed use development including such commercial enterprises as restaurants, micro-brewery, and/or retail shops and residential units.

Located in the historic downtown in the town of Sussex, the area serves as the central business district. The area has a mix of local retail shops, professional offices and community services. The downtown has free on-street parking including a parking area in front of the subject lots.

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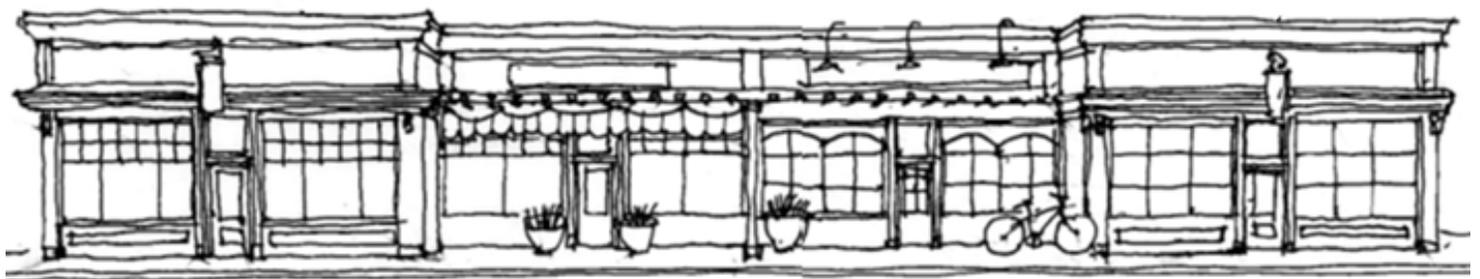
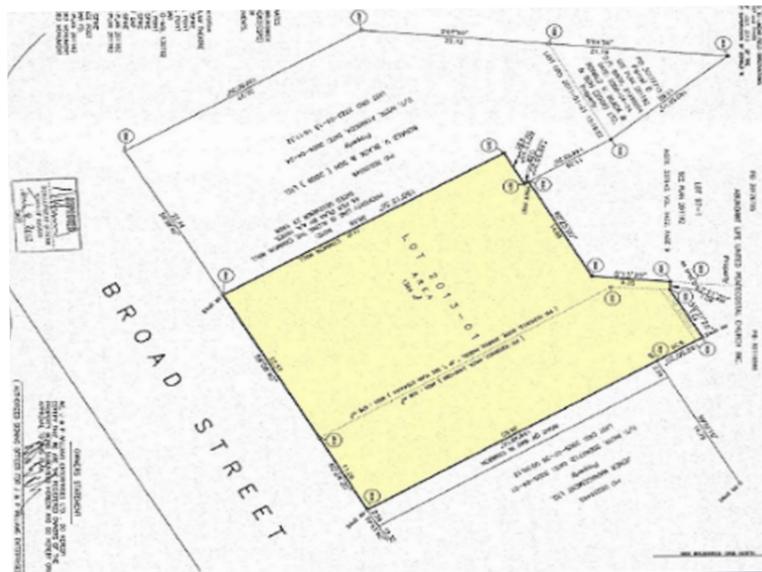
**Stephanie Turner**  
(506) 333-3442  
sturner@bbrokers.ca  
www.bbrokers.ca

12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

## Property Details

<b>PID</b>	30303390
<b>ZONING</b>	Commercial
<b>LOT SIZE</b>	Approx. 1/3 acre (14,897 sf)
<b>PROPERTY TAXES</b>	\$2,919.51

## Site Plan





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