



# BRUNSWICK

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COMMERCIAL REAL ESTATE

**McAllister Industrial Park Land Available for Development**

## FOR SALE

### 125 MCILVEEN DRIVE

Saint John | NB

**Stephanie Turner**

125 McIlveen Drive | Saint John, NB  
Stephanie Turner



## Property Highlights

SALE PRICE  
**\$495,000**

This opportunity includes approximately 5.95 acres of Medium Industrial (IM) zoned land available for a build-to-suit in McAllister Industrial Park. Located just a short drive from Highway 1 and the City Centre, this land has already been cleared and leveled, and is ready for immediate construction.

Current property neighbours include Hertz Equipment Rental, Jamac Painting & Sandblasting Ltd, Sancton and Ready Arc Training and Testing. The Medium Industrial (IM) zoning allows for a wide variety of industrial uses, along with some office and retail type uses.



**GREAT  
LOCATION**



**PRIME DEVELOPMENT  
OPPORTUNITY**



**TRANSIT  
ACCESSIBLE**

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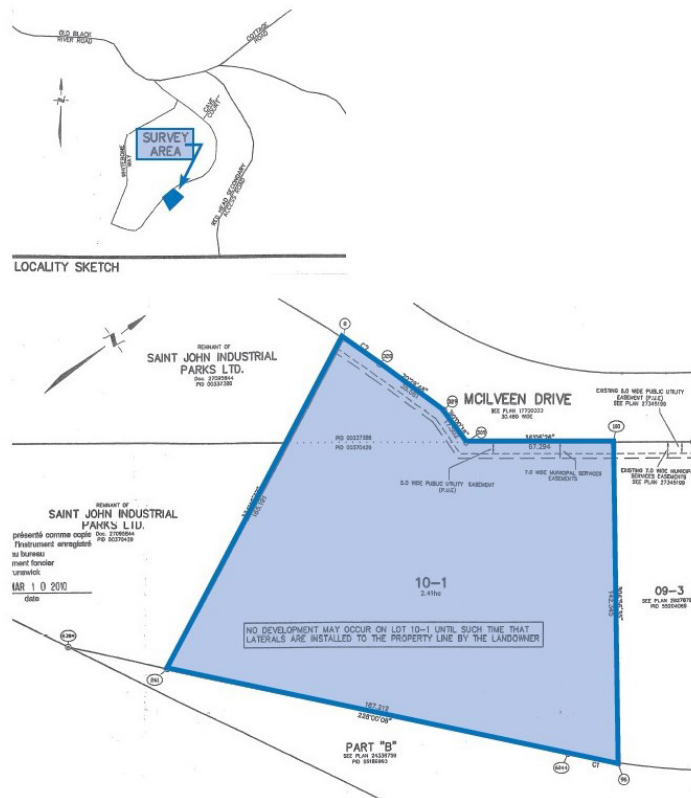
12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

## Property Details

AVAILABLE  
IMMEDIATELY

<b>LISTING ID</b>	20084
<b>PID</b>	55206064
<b>ZONING</b>	Medium Industrial (IM)
<b>AVAILABLE LOT SIZE</b>	Approximately 5.95 acres
<b>REBATES</b>	<p>Seller entitled to the following rebates offered by the city if Saint John. These rebates are valid in perpetuity and assignable to a buyer.</p> <ul style="list-style-type: none"><li>• \$40,000 rebate when a building is erected on the property.</li><li>• \$25,000 rebate when the property is landscaped.</li></ul>

## Subdivision Plan



## Zoning

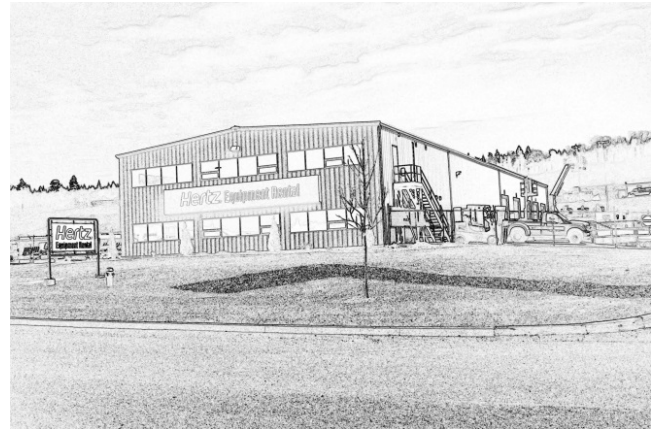


### 12.2 Medium Industrial (IM)

#### 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;
- Scrap or Salvage Yard, subject to paragraph 12.2(2)(b);
- Self-Storage Facility;
- Service and Repair, Industrial;
- Special Industrial Use;
- Towing Service;
- Transportation Depot;
- Vehicle Body and Paint Shop;
- Vehicle Repair Shop; [2016, C.P. 111-35]
- Vehicle Sales, Incidental;
- Warehouse Facility;
- The existing use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the IM zone;



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