



BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**16.56 Acres of Land
East Saint John**

FOR SALE

54 NASON ROAD

Saint John | NB

Stephanie Turner



54 Nason Road
PARCEL - Zoned "Future Development"
4. PID 55086227 - 16.56 acres

SOLD SEPARATELY
669 Loch Lomond Drive
PARCELS - Zoned "Business Park"
1, 2 & 3

Property Highlights

Zoned Future Development, is adjacent to an established multi-unit residential development. This area is popular with renters due to it's proximity to retail, restaurants and services.

The area is well served by public transit. The subject land is sloped. Opportunity exists to connect this development via Michael Crescent and Martha Drive as shown in photos below.



**GREAT
LOCATION**



**PRIME DEVELOPMENT
OPPORTUNITY**

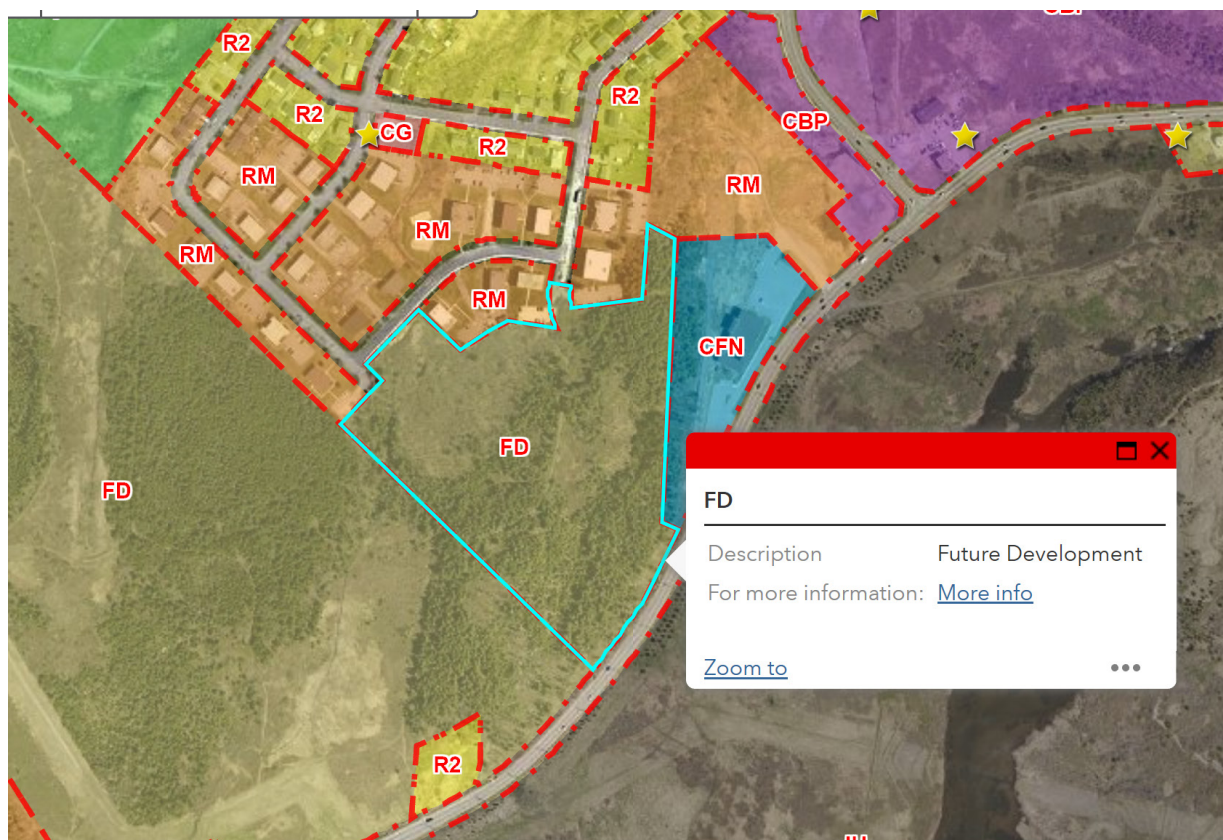


**TRANSIT
ACCESSIBLE**

Property Details

LISTING ID	20084
PID	55086227
ZONING	Future Development
LOT SIZE	16.56 acres

Zoning Map



Zoning



14.4 Future Development (FD)

The Future Development (FD) zone is intended to preserve land that presently cannot be fully developed due to municipal servicing and or street limitations. In the future when such limitations are no longer present, the land can be more fully developed under a different and more appropriate zone. In the meantime, limited development is permitted in this zone.

The Future Development (FD) zone is intended for land inside the Primary Development Area that is designated Urban Reserve. However, land in other appropriate designations could be zoned FD.

14.4(1) Permitted Uses

Any land, building, or structure may be used for purposes of, and for no other purpose than, the follow

- Any Existing Use;
- Bed and Breakfast, subject to section 9.2;
- Day Care, Home, subject to paragraph 9.5(a);
- Dwelling, One-Unit;
- Garden Suite, subject to section 9.8;
- Home Occupation, subject to section 9.9;
- Secondary Suite, subject to section 9.13;



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