



BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**12.59 Acres Land
East Saint John**

FOR SALE

669 LOCH LOMOND ROAD

Saint John | NB

Stephanie Turner



Property Highlights

Three PID's zoned Business Park as shown above. The largest parcel (#1) includes land on both sides of Commerce Drive. Approx 1.9 acres on the west side of Commerce Drive and 10.69 acres to the east of Commerce Drive. This largest portion on the east side may be subject to some provincial wetlands.

Location near the corner of Loch Lomond and Commerce Drive makes properties strong candidates for commercial development such as strip mall and/or destination big box retail. The property is in close proximity to one of the largest retail nodes in New Brunswick which continues to see expansion and growth. NOTE: wetlands and usable acreage to be confirmed by purchaser.



**GREAT
LOCATION**



**PRIME DEVELOPMENT
OPPORTUNITY**

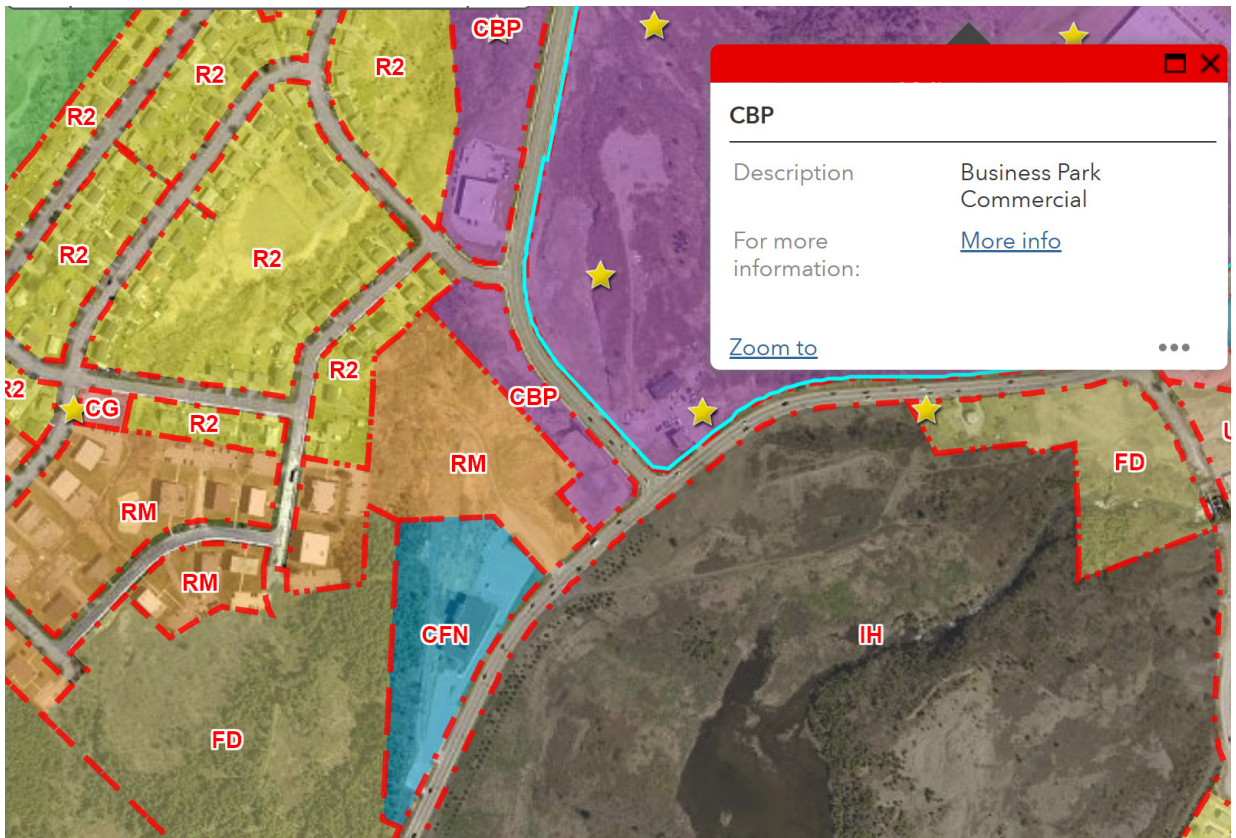


**TRANSIT
ACCESSIBLE**

Property Details

LISTING ID	20084
PID	313155, 55123509, 55159503
ZONING	Business Park
TOTAL ACREAGE	12.59 acres (3 PID's)

Zoning Map



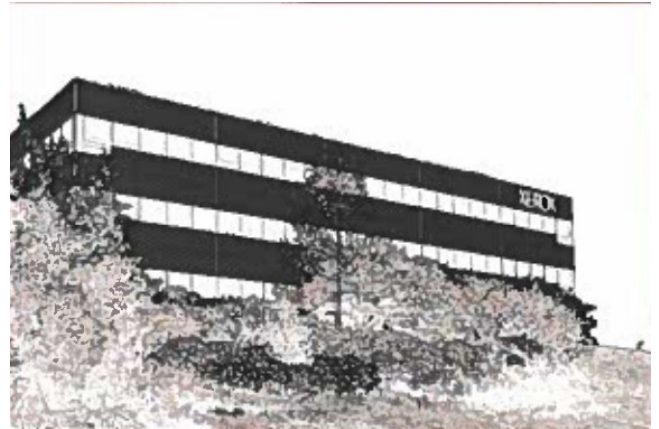
Zoning



11.4 Business Park Commercial Zone (CBP)

The Business Park Commercial (CBP) zone accommodates areas that are generally identified for commercial redevelopment, compatible residential, and employment uses, such as business offices, research, and development facilities, and light manufacturing and assembly.

The Business Park Commercial (CBP) zone is intended for land inside of the Primary Development Area that is designated Business Centre. However, land in other appropriate designations could be zoned CBP.



11.4 (1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following provided no drive-thru facility is included:

- Accommodation;
- Bar, Lounge, or Nightclub, subject to paragraph 11.4(3)(a);
- Business Office, subject to paragraph 11.4(3)(b);
- Business Support Service;
- Communication Facility;
- Day Care Centre;
- Distribution Facility;
- Dwelling Unit, subject to paragraph 11.4(3)(d);
- Financial Service;
- Health and Fitness Facility;
- Health Services Laboratory;
- Industrial Use, Special, subject to paragraph 11.4(3)(c);
- Medical Clinic;
- Personal Service;
- Recreational Facility;
- Research and Development Facility;
- Restaurant;
- Retail Convenience;
- Technical or Vocational School;
- Warehouse Facility;
- The existing use described in Schedule E: Exceptions, of each lot respectively, identified therein as being located in the CBP zone.



669 Loch Lomond Road | Saint John, NB

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

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

bbrokers.ca

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.