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COMMERCIAL REAL ESTATE

**High Visibility Commercial Land in
Rapid Growth Area of West Saint John**

FOR SALE

1260 FAIRVILLE BOULEVARD

Saint John | NB

Troy Nesbitt

1260 Fairville Boulevard | Saint John, NB
Troy Nesbitt



Property Highlights

Zoned Corridor Commercial, 1260 Fairville Boulevard will form an integral part of a growing area of commercial uses including motorcycle sales, building materials, and other large-scale retail tenants. Additionally, an established residential community is located on the North-West side of the property.

Fairville Boulevard, because of its Commercial Corridor zoning is suitable for a variety of uses including retail, multi-family, and industrial. New multifamily developments are slated to start construction in 2023 along with additions to an already well established retail centre.



**GREAT
LOCATION**



**PRIME DEVELOPMENT
OPPORTUNITY**



**+/- 6.31
ACRES**

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12 Smythe St, Suite 104
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E2L 5G5

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Property Details

PID	00402925, 00402933, 00397299, 55176879, 00402941
ZONING	Corridor Commercial
LOT SIZE	+/- 6.31 acres
ASSESSED VALUE	\$425,600
SALE PRICE	Please Contact

Zoning Map



Property Photos



Zoning



11.5 Corridor Commercial (CC)

Municipal Plan Context

The Corridor Commercial (CC) zone accommodates a wide range of vehicle oriented commercial and compatible light industrial uses along major thoroughfares, including Rothesay Avenue, City Road, and Thorne Avenue.

The Corridor Commercial (CC) zone is intended for land inside of the Primary Development Area that is designated *Commercial Corridor*. However, land in other appropriate designations could be zoned CC.

11.5(1) Permitted Uses

Any land, building, or structure may be used for purposes of, and for no other purpose than, the following, *which may include outdoor storage as an accessory or secondary use, subject to paragraph 11.5(3)(a)*:

- Accommodation;
- Animal Shelter;
- Auction House;
- Bakery;
- Banquet Hall;
- Bar, Lounge, or Nightclub, subject to paragraph 11.5(3)(b);
- Business Office, subject to paragraph 11.5(3)(c);
- Business Support Service
- Car Wash;
- Catering Service;
- Commercial Entertainment;
- Communication Facility;
- Contractor Services, Household;
- Day Care Centre;
- Distribution Facility;
- Emergency Services Facility;
- Equipment Sales and Rental, Light;
- Financial Service;
- Fleet Service;
- Funeral Service;
- Grocery Store;
- Health and Fitness Facility;
- Health Services Laboratory;
- Kennel;
- Landscape Material Supply;
- Medical Clinic;
- Personal Service;
- Pet Grooming;
- Private Grooming;
- Private Club;
- Recreational Vehicle Sales and Service, Large;
- Recreational Vehicle Sales and Service, Small;
- Recycling Bins;
- Redemption Centre, subject to paragraph 11.5(3)(d);
- Restaurant;
- Retail General;
- Retail Warehouse;
- Sales Centre, Model Home;
- Self-Storage Facility;
- Service and Repair, Household;
- Service Station, subject to paragraph 11.5(3)(e);
- Transit Terminal;
- Vehicle Rental;
- Vehicle Repair Garage, subject to paragraph 11.5(3)(f);

[Click Here](#) - to review the complete Corridor Commercial Municipal Plan (Page 157)





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