

# BRUNSWICK

BROKERS  
COMMERCIAL REAL ESTATE

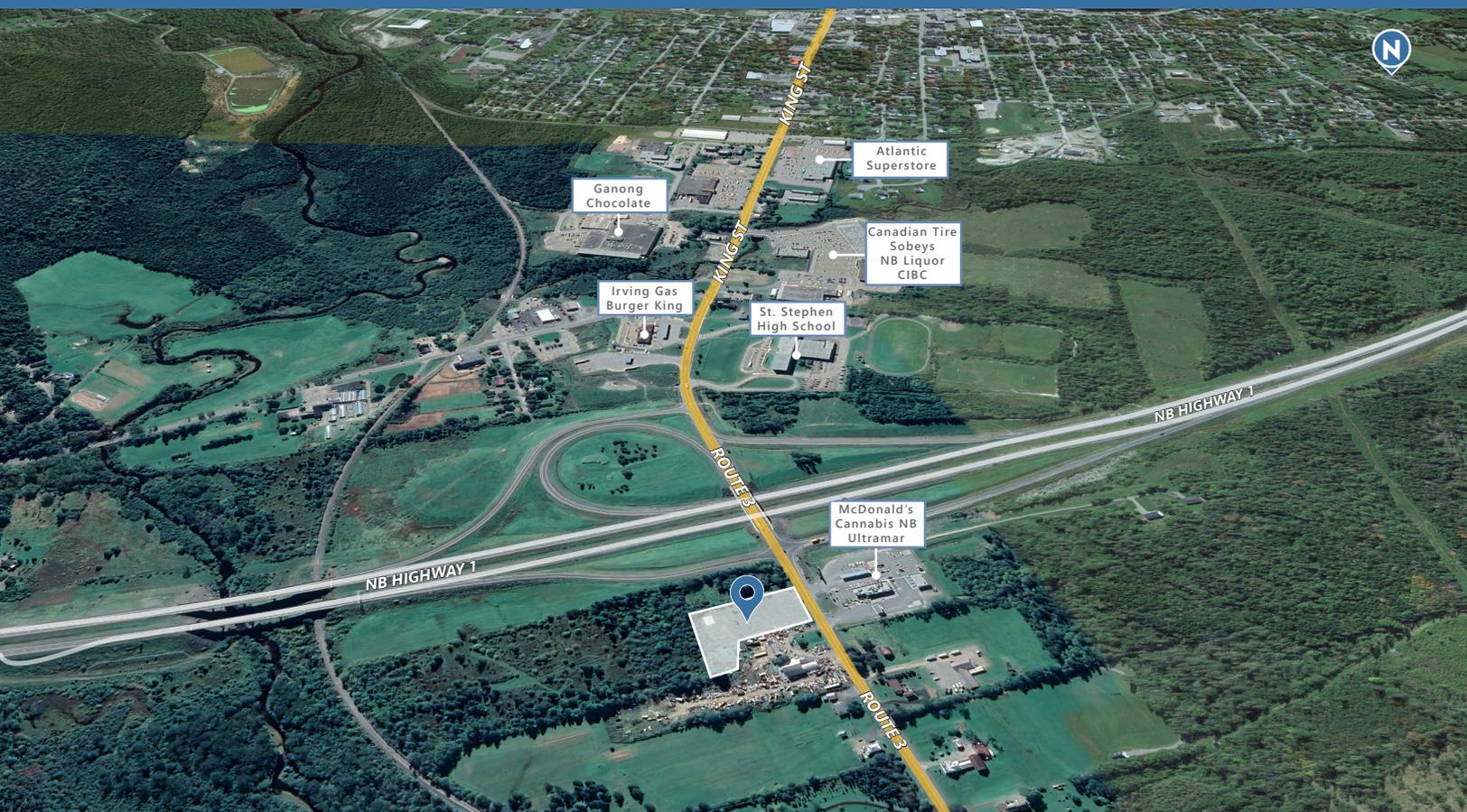
## FOR SALE

Prime Retail Land  
**9311 Route 3**

St. Stephen | NB

**Troy Nesbitt**

9311 Route 3 | St. Stephen, NB  
Troy Nesbitt



## Property Highlights

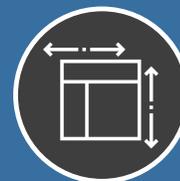
This prime retail land is located strategically at the last exit before reaching the new US border crossing in St. Stephen. Situated directly across from a new retail development with gas/retail, McDonald's and Cannabis NB, this property is ideal for the development of quick service restaurants with drive-thru, or hotel for busy border travelers, or even light industrial. This amazing development property is clearly visible from the highway to the US.



**GREAT  
LOCATION**



**PRIME DEVELOPMENT  
OPPORTUNITY**



**2.04  
ACRES**



## Property Details

<b>PID</b>	15097165
<b>LOT SIZE</b>	2.04 acres
<b>ASSESSED VALUE</b>	151,100 (2022)
<b>SALE PRICE</b>	\$350,000

## PID Map



# Adjacent Property

FOR SALE





9311 Route 3 | St. Stephen, NB

**Troy Nesbitt**

(506) 349-5670

[tnesbitt@bbrokers.ca](mailto:tnesbitt@bbrokers.ca)

12 Smythe Street, Suite 104

Saint John, NB

E2L 5G5

[bbrokers.ca](http://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.