



BRUNSWICK

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COMMERCIAL REAL ESTATE

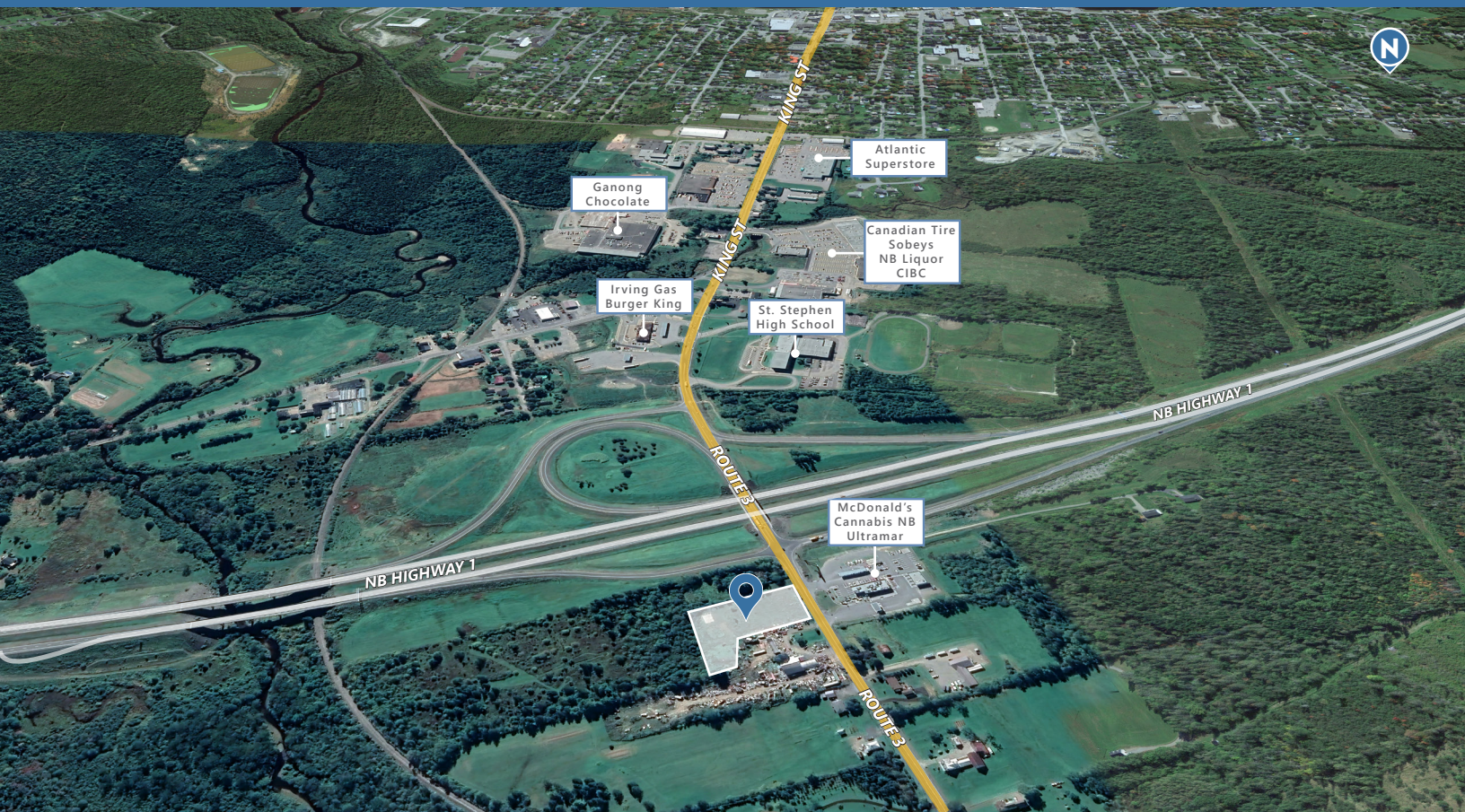
FOR SALE

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

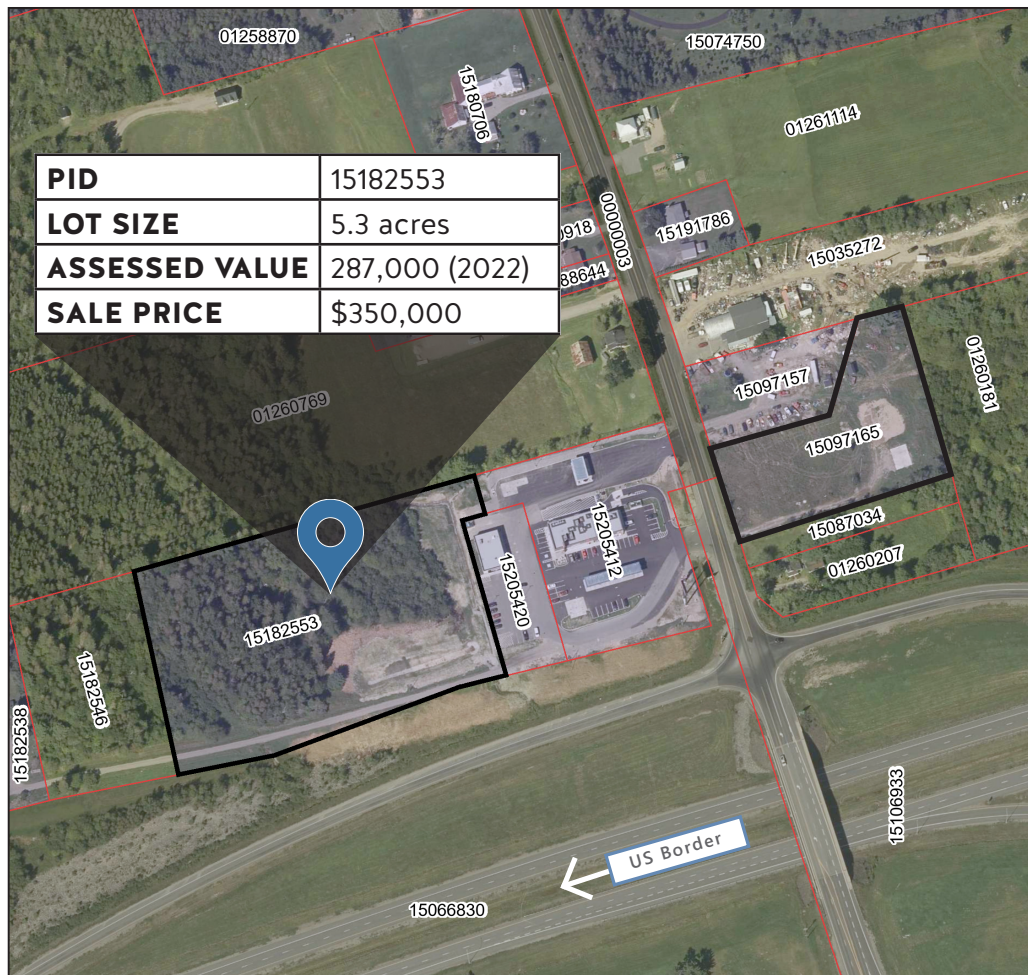
PID	15097165
LOT SIZE	2.04 acres
ASSESSED VALUE	151,100 (2022)
SALE PRICE	\$350,000

PID Map



Adjacent Property

FOR SALE





9311 Route 3 | St. Stephen, NB

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