

**REDUCED**



# 642-652 UNION STREET FREDERICTON, NEW BRUNSWICK

## Vacant Land on the Northside with Approved Development in Place

- Two adjacent lots fronting Union Street, totalling 16,297 sf
- Development Agreement in place for mixed-use development
- In close proximity to area amenities

Mixed-use development opportunity on the Northside of Fredericton. This site is shovel-ready, with the current owners having already done the legwork to prepare this site for a mixed-use, commercial and residential development.

The site comprises two lots fronting on Union Street, intersected by Southview Lane, which leads to a six-storey condo building. The approved Development Agreement in place between the Vendor and the City of Fredericton, allows for a 2,500 sf medical clinic\* on the ground floor, with the potential for two (2) second floor residential units, along with parking for up to 18 vehicles.

\*Additional commercial uses are permitted in the MX-2 zone, however would be subject to municipal approval. **Call the listing agent for more details!**

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## FOR SALE

\$149,500

**Mark LeBlanc**

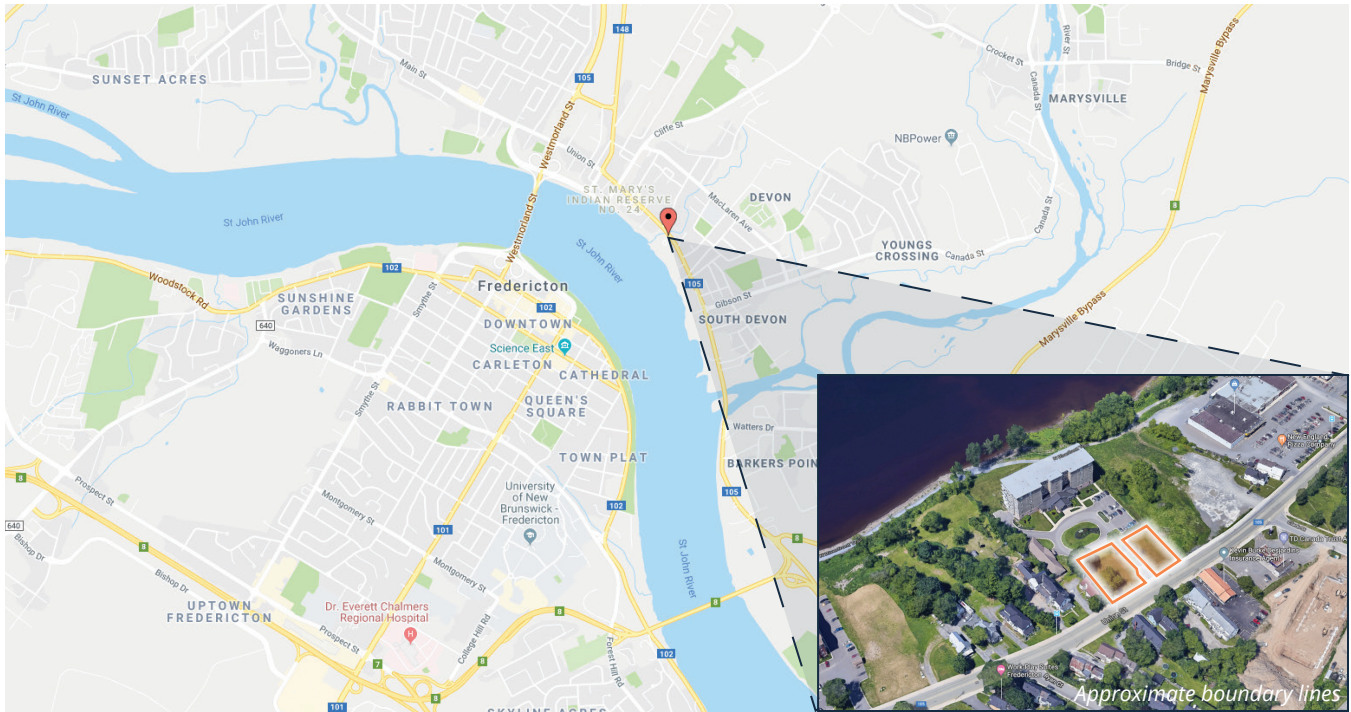
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# 642-652 Union Street | Fredericton, New Brunswick



<b>LISTING ID</b>	25152
<b>MLS#</b>	NB022474
<b>ADDRESS</b>	642-652 Union Street, Fredericton, New Brunswick
<b>LOCATION</b>	Northside
<b>ZONING</b>	MX-2
<b>PID</b>	75511055
<b>LOT SIZE</b>	16,297 sf (0.37 acres)
<b>ASSESSED VALUE (2019)</b>	\$53,800
<b>PROPERTY TAXES (2019)</b>	\$1,435.28
<b>OFFERING PRICE</b>	\$149,500

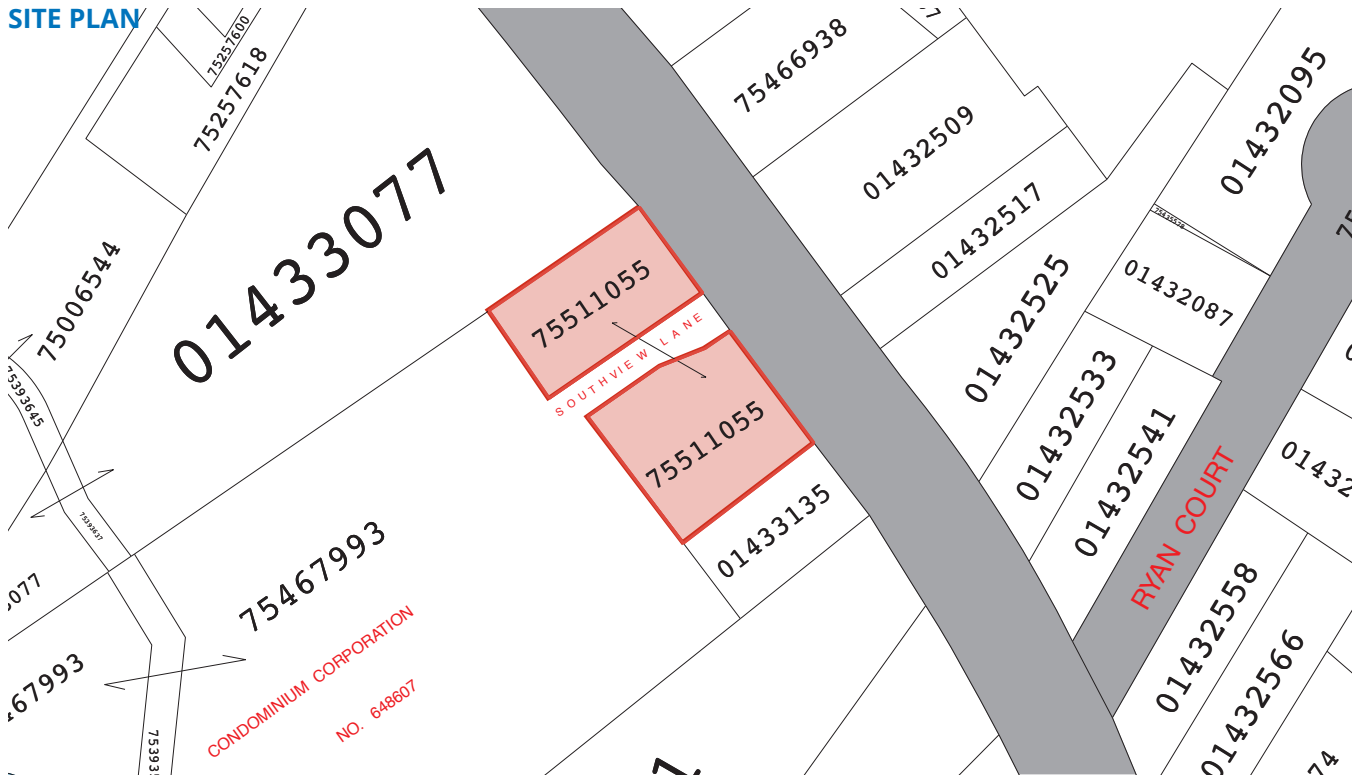
**ADDITIONAL NOTES**

There is an approved Development in place on the property between the Vendor and the City of Fredericton for the following:

- 2,500 sf of commercial space (specifically a medical clinic); and
- 18 parking stalls on the adjacent lot, to serve the commercial building

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## SITE PLAN

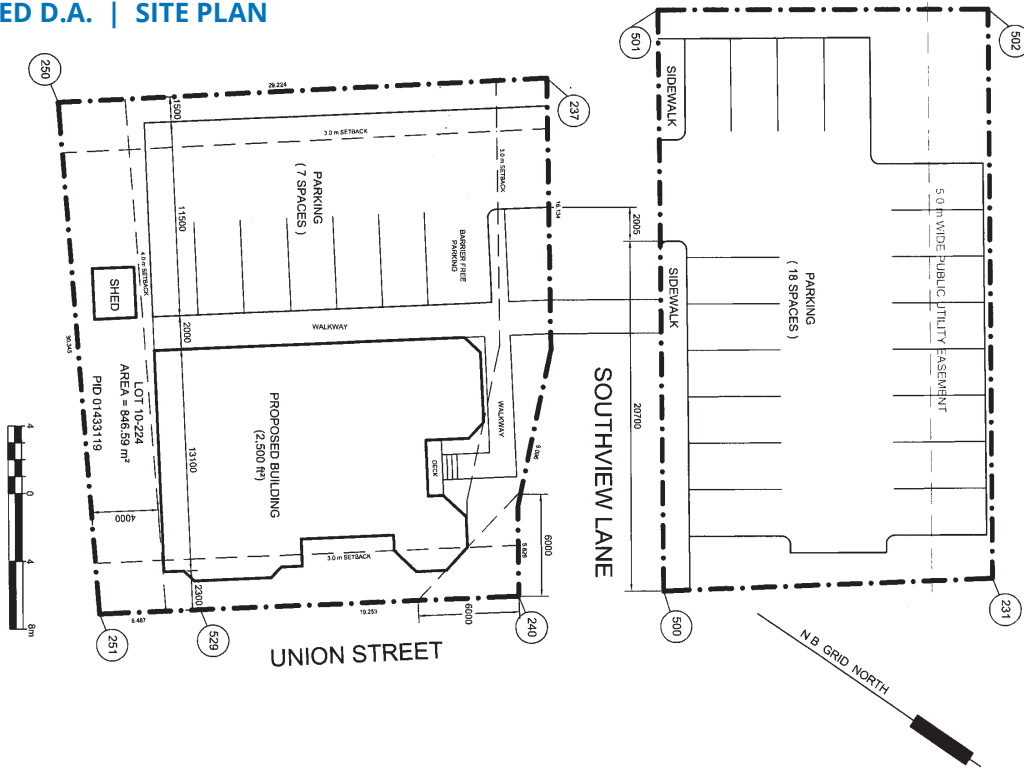


## STREET VIEW, LOOKING NORTH

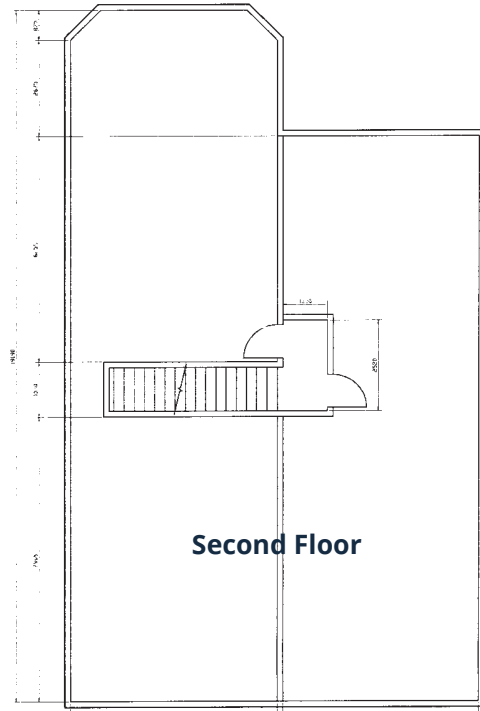
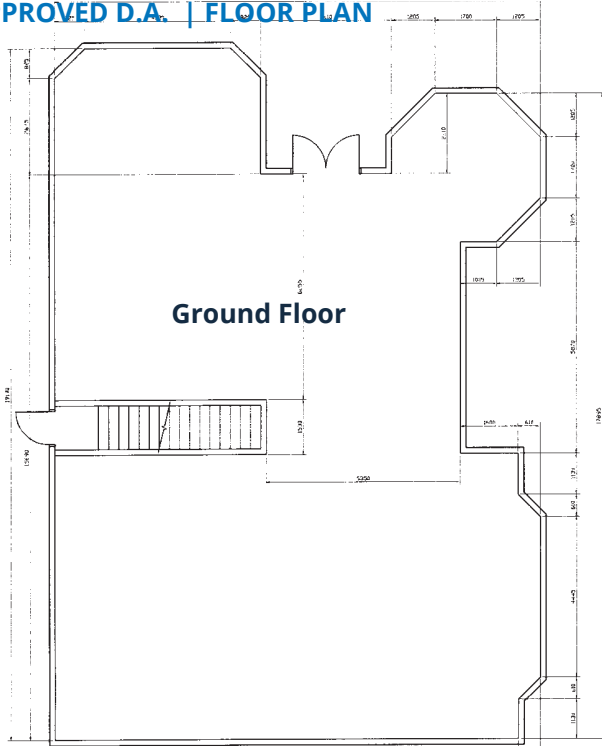


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## APPROVED D.A. | SITE PLAN



## APPROVED D.A. | FLOOR PLAN



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