



367 UNION STREET FREDERICTON, NEW BRUNSWICK

Prime Corner Redevelopment Opportunity in Fredericton North

- 20,247 square feet available for redevelopment
- Situated within close proximity to downtown
- Zoned Multi-Residential Four (MR-4)

367 Union Street represents an excellent multi-family redevelopment opportunity with corner exposure along a major arterial route in Fredericton North.

The property offers a strategic location, with quick and easy access to the Westmorland Street Bridge leading to Downtown Fredericton, as well as transit services and other amenities on Main and Saint Marys Streets.

The site is currently improved with a single-storey commercial building, formerly utilized as an automotive garage, but with the area's high demand for new housing stock, and its MR-4 Zoning, this is the ideal opportunity for a developer to take advantage of.

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FOR SALE

\$640,000

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367 Union Street | Fredericton, New Brunswick



LISTING ID	25173
ADDRESS	367 Union Street, Fredericton, New Brunswick
LOCATION	Fredericton North
PID	01424472
LOT SIZE	20,247 sf (0.46 acres)
ZONING	Multi-Residential Zone Four (MR-4)
EXISTING STRUCTURE	Structurally sound single-storey masonry building, formerly utilized as an automotive garage; four (4) x grade loading doors
BUILDING SIZE	4,090 sf
PARKING	Ample on-site paved parking
ASSESSED VALUE (2021)	\$400,100
PROPERTY TAXES (2021)	\$17,412.76
OFFERING PRICE	\$640,000



All inquiries regarding the property should be directed to:

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