



GREER STREET HANWELL, NEW BRUNSWICK

Residential Development Land in Fast-Growing Area

- 27.8 acres of development land
- Exceptional opportunity for land developers
- Convenient access to numerous amenities

Partners Global is pleased to present the sale offering of this unique residential development opportunity located in Hanwell, one of New Brunswick's fastest growing municipalities.

The site comprises of 27.8 acres of undeveloped land (approximately 7.0 acres of the parcel is deemed wetland), located minutes from the city of Fredericton. The property is perfectly situated, offering the best of both worlds - quick access to an abundance of amenities while maintaining a rural feel. With convenient access to Trans-Canada Highway, this parcel is a rare and fantastic opportunity for residential developers.

FOR SALE

\$700,000

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Greer Street | Hanwell, New Brunswick

THE LOCATION

Conveniently situated off Hanwell Road and just before the entrance of Kingswood Golf Club, Greer Street is just a ten minutes drive from Downtown Fredericton and all the amenities the province's capital has to offer.

The Hanwell area provides the local residents with a perfect mixture of amenities, community and nature. The property is within close proximity of retailers, banks, grocery stores, restaurants and fitness centres, along with hiking trails, recreation parks and two premier and picturesque 18-hole golf courses.

Greer Street is within a ten-minute drive to Horizon's Dr. Everett Chalmers Regional Hospital, the city's main hospital, and the University of New Brunswick, offering undergraduate and graduate programs. In addition, 5th Canadian Division Support Base Gagetown, New Brunswick's second largest public sector employer, is under a twenty-five minute drive.

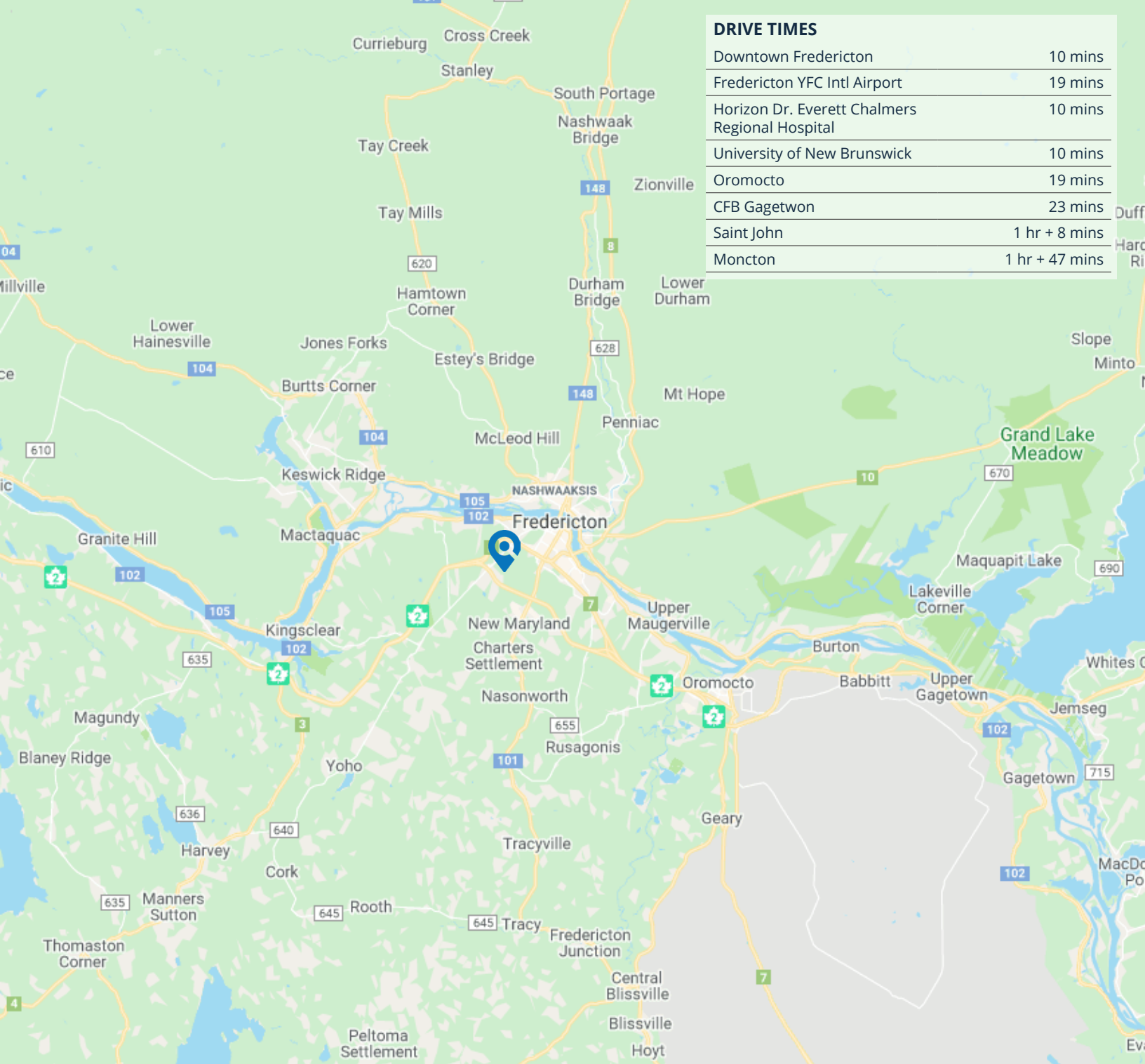
The location of the property provides a tranquil and rural feel, with all the conveniences of modern-day amenities. With several existing residential subdivisions situated close by, this site is perfectly positioned for residential development expansion in a community area that has capacity to grow.



Greer Street | Hanwell, New Brunswick



LISTING ID	25170
ADDRESS	Greer Street, Fredericton, NB
PID	01510122
LOCATION	Hanwell
ZONING	Future Development
LOT SIZE	27.8 acres (Approx. 7.0 acres of the parcel is deemed wetland)
MUNICIPAL SERVICES	Well and Septic
LAND FEATURE	Stream/Pond, Wooded
ASSESSED VALUE (2021)	\$254,300
PROPERTY TAXES (2021)	\$5,874.32
OFFERING PRICE	\$700,000



DRIVE TIMES	
Downtown Fredericton	10 mins
Fredericton YFC Intl Airport	19 mins
Horizon Dr. Everett Chalmers Regional Hospital	10 mins
University of New Brunswick	10 mins
Oromocto	19 mins
CFB Gagetwon	23 mins
Saint John	1 hr + 8 mins
Moncton	1 hr + 47 mins

All inquiries regarding the opportunity should be directed to:

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