

FOR SALE

140 BLIZZARD STREET FREDERICTON, NEW BRUNSWICK

**Prime Development Land in
the Vanier Industrial Park**



Note: Boundary lines are approximate

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Prime Development Land in the Vanier Industrial Park

140 Blizzard Street represents an ideally-located development parcel in the Vanier Industrial Park. This sprawling, 2.82 acre lot sits just minutes from the Trans-Canada and Vanier Highways, enabling fast, easy access to all the amenities Fredericton has to offer. This area is undergoing rapid growth, and this lot is perfectly positioned to take advantage of New Brunswick's evolving commercial opportunities and infrastructure.

With 280 feet of road frontage sitting on a central arm of the park, the flexible General Industrial (GI) zoning offers numerous potential usages, and this lot is already partially cleared, showing no wetland areas on site as identified by NB Wetland mapping. Contact the listing agent today to find out more about this unique opportunity.



2.82 Acres
Partially
Cleared

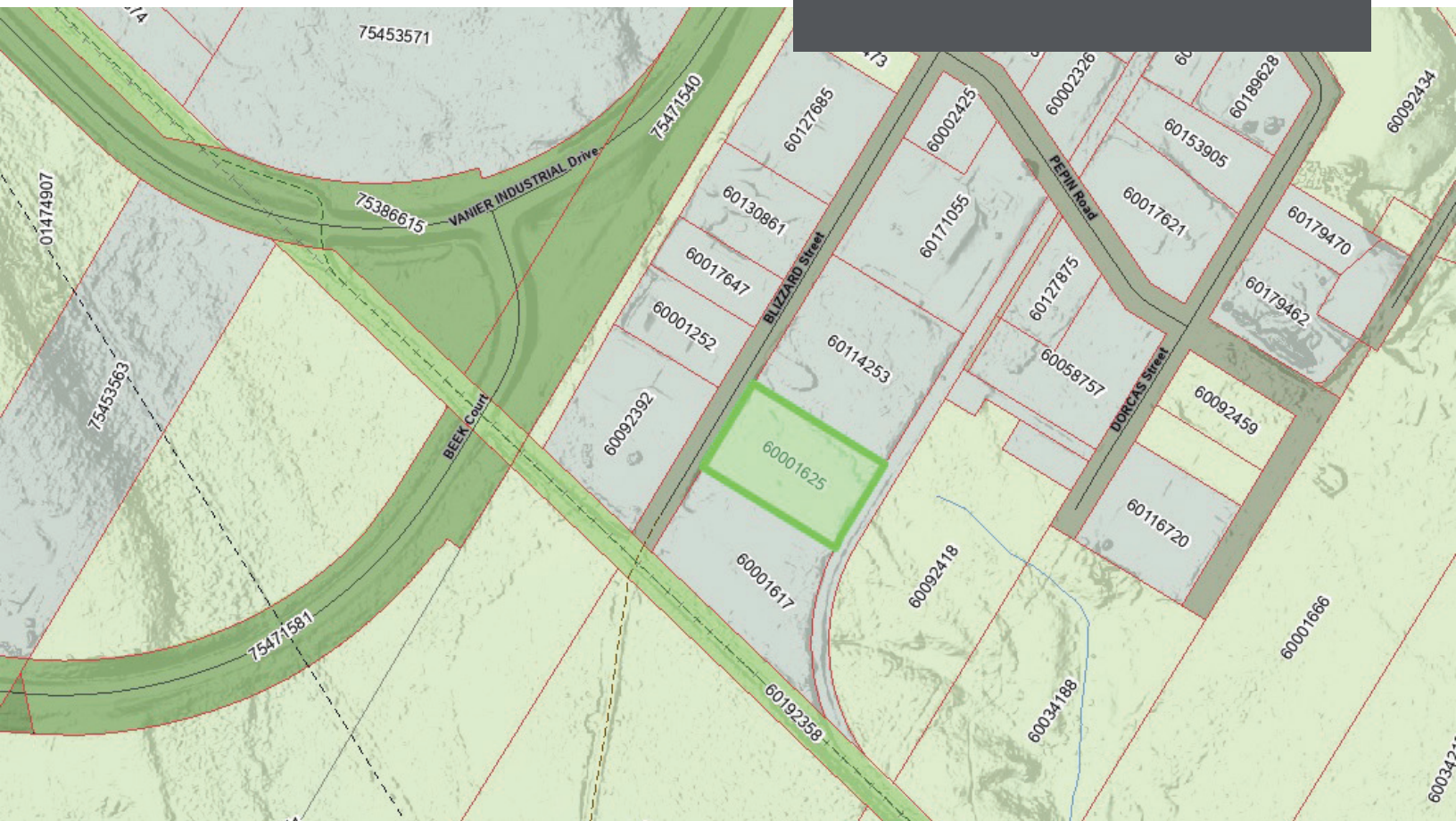


Multiple
Highway Access
Points



Variety of
Permitted Uses

| | |
|----------------|--|
| LISTING ID | 25189 |
| ADDRESS | 140 Blizzard Street Fredericton, NB |
| LOCATION | Vanier Industrial Park |
| PROPERTY TYPE | Vacant commercial land |
| PID | 60001625 |
| LOT SIZE | 2.82 acres |
| ZONING | General Industrial (GI) Zoning |
| FRONTAGE | +/- 280' |
| PROPERTY TAXES | \$4,891.76 (2021) |
| OFFERING PRICE | \$211,500 |

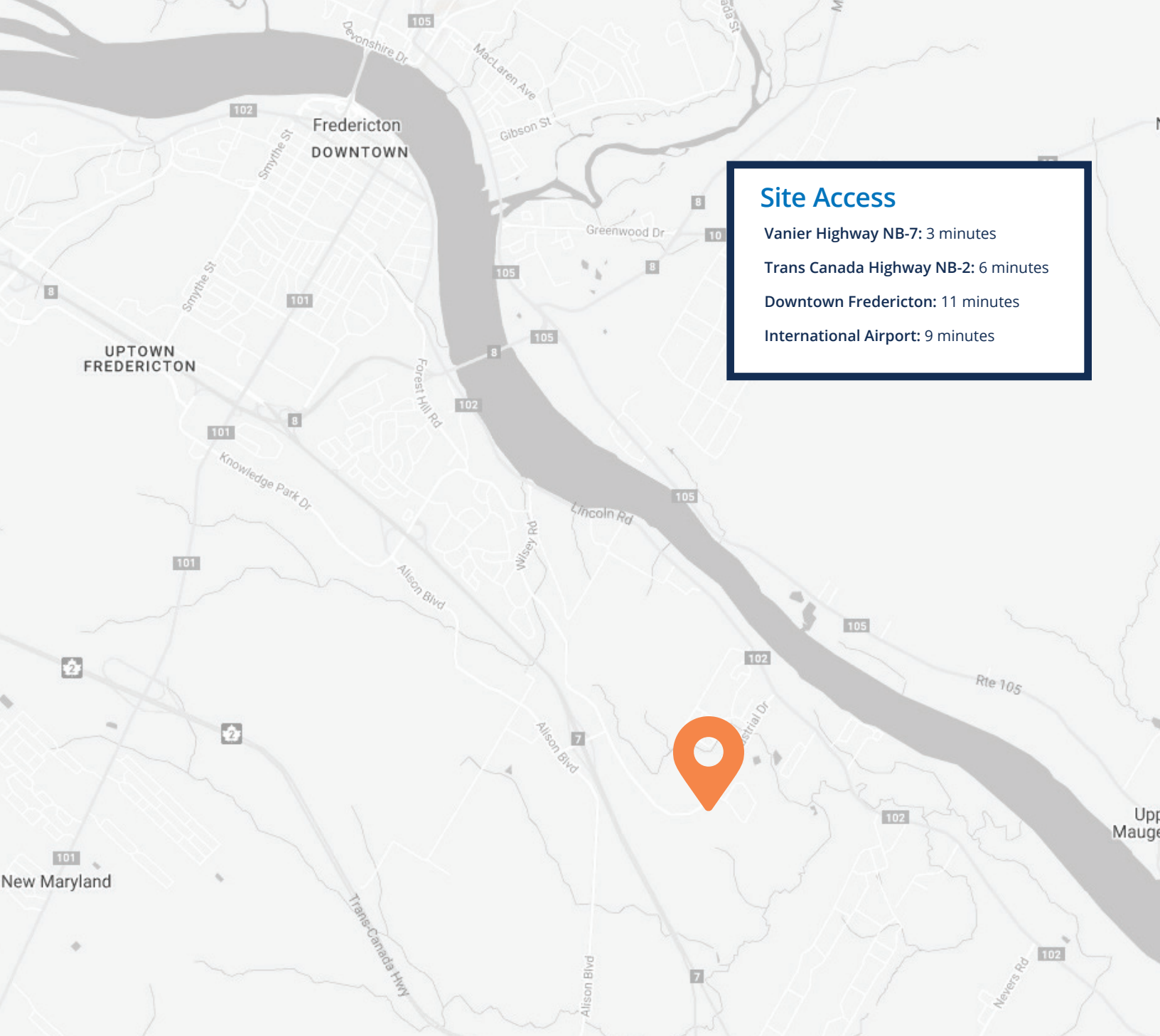


140 BLIZZARD STREET | FREDERICTON, NEW BRUNSWICK



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Site Access

Vanier Highway NB-7: 3 minutes

Trans Canada Highway NB-2: 6 minutes

Downtown Fredericton: 11 minutes

International Airport: 9 minutes



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