

FOR SALE

RAINSFORD GARDENS

SARAH'S LANE, FREDERICTON, NB

**13.4 acre approved development
site strategically located in
the City of Fredericton**



Mark LeBlanc

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RAINSFORD GARDENS | SARAH'S LANE, FREDERICTON, NB

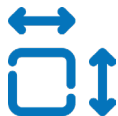
13.4 acre approved development site strategically located in the City of Fredericton

Rare opportunity to acquire a pre-approved 13 acre parcel of land in the City of Fredericton ready to build your own residential portfolio!

The Vendor has recently received municipal approval to allow the construction of 296 units in the Rainsford Lane area. This prime location is situated in close proximity to single family dwellings in a new, existing, upper-end residential neighborhood. The site is also in close proximity to the successful Shannex retirement complex as well as other new multi-unit residential developments.

The Vendor has already spent time and money in the planning for this site, which they have named Rainsford Gardens. Some samples of the design are included in this package and can be provided to the buyer if desired.

There are already some existing services in place, but buyers will want to conduct their own due diligence in this matter. Contact the listing agent to learn more!



13.4 Acre
Development
Site



Approved for
296 Residential
Units



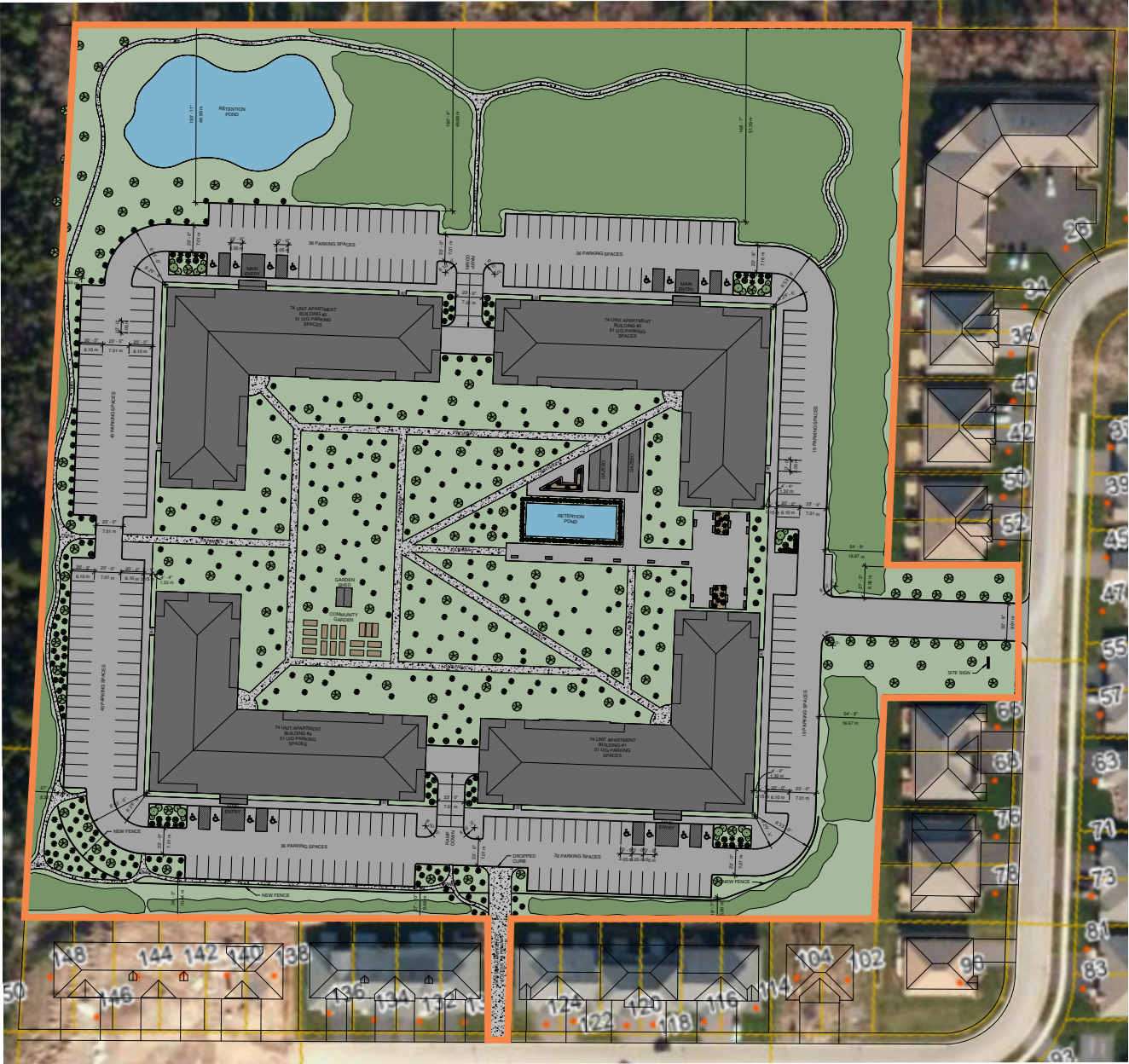
Strategic
Location

LISTING ID	25205
ADDRESS	Sarah's Lane
LOCATION	Fredericton, NB
PID	1502434
PROPERTY TYPE	Land/Development Site
PROPERTY SIZE	13.4 acres (584,480 sf)
ZONING	MR-2
DEVELOPMENT STATUS	Approved
UNITS PERMITTED (BASED ON CURRENT APPROVAL)	296
ASSESSMENT	\$1,512,000 (2022)
TAXES	\$39,076.13 (2022)
OFFERING PRICE	\$2,800,000



RAINSFORD GARDENS | SARAH'S LANE, FREDERICTON, NB

Master Plan



RAINSFORD GARDENS | SARAH'S LANE, FREDERICTON, NB

Renderings



- 
- 1 Parkland Fredericton
2 Trans-Canada Highway
3 Odell Park
4 University of New Brunswick
5 Downtown Fredericton



1

2

8

3

101

4

102

148

105

Fredericton
5
DOWNTOWN

UPTOWN



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