

FOR SALE

# LOT 18-7 DIVOT DRIVE HANWELL, NEW BRUNSWICK

Prime development land in the  
Greenview Business Park



*Note: Boundary lines are approximate, lot has been cleared of trees since this photo was taken*

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[partnersglobal.com](http://partnersglobal.com)



# LOT 18-7 DIVOT DRIVE | FREDERICTON, NEW BRUNSWICK

## Prime development land in the Greenview Business Park

Looking for a pad-ready, fully-cleared, high-quality, 4-acre site with immediate access off the Trans-Canada Highway?

Lot 18-7 Divot Drive, located in the ever-expanding Greenview Business Park in Hanwell, NB, has it all. Greenview Business Park provides several advantages to buyers including comprehensive Industrial Zoning provisions, smooth highway access, and a lower, more competitive tax rate.

Take full advantage of the site work the owner has already invested into the property. This land is graded, compacted, and ready to go. As part of the sale, the owner is also willing to provide engineered drawings that were specifically commissioned for the construction of a 20,000 sf industrial building on-site.

The area has seen tremendous growth with many new, marquee owners and tenants who have decided to make this park their home. There are great new amenities in close proximity, including a hotel, golf, bowling, restaurants, gas, convenience stores, fast-food, and a liquor store.

Don't miss your opportunity to acquire this high-quality property, contact the listing agent today!

LISTING ID	25192
ADDRESS	Lot 18-7 Divot Drive, Hanwell, NB
LOCATION	Greenview Business Park
PROPERTY TYPE	Vacant commercial land
PROPERTY STATUS	Fully-cleared, compacted and graded; ready to go
PID	75529883
LOT SIZE	4 acres (174,240 sf)
ZONING	Industrial Zoning
FRONTAGE	+/- 535 feet
PROPERTY TAXES	\$4,270.74 (2023)
OFFERING PRICE	\$895,000



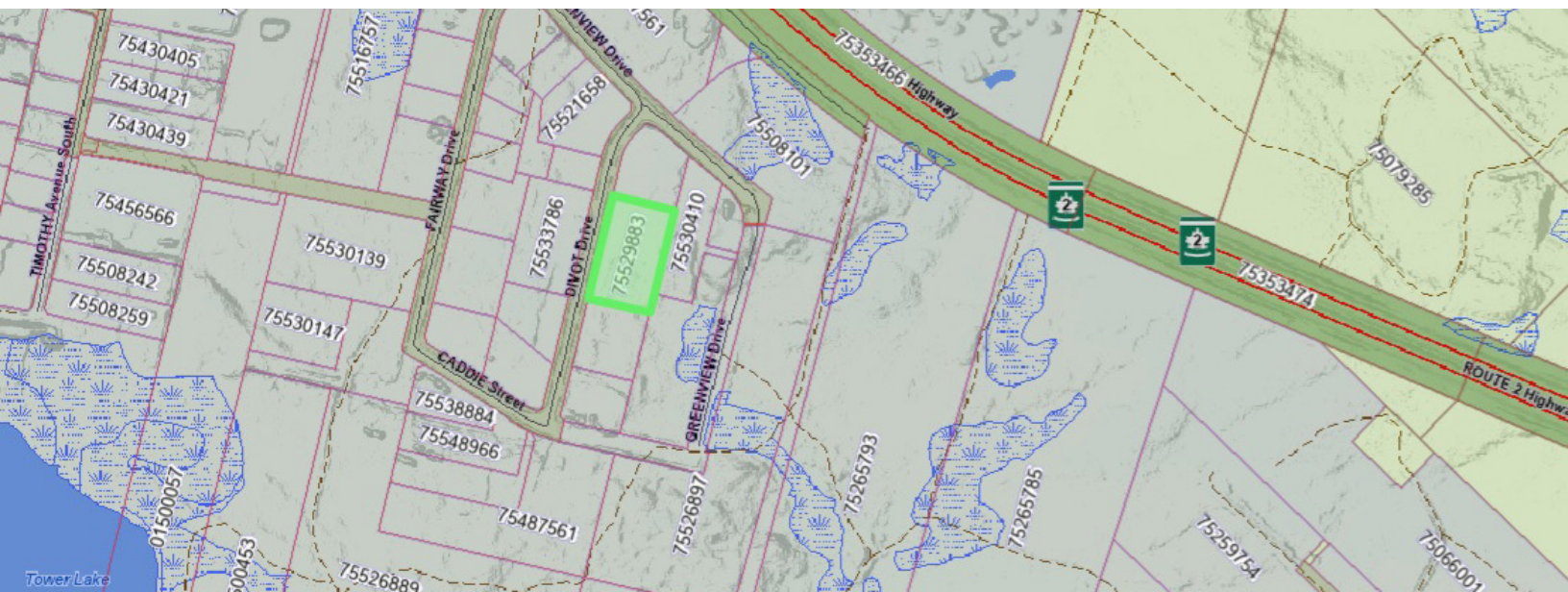
4 Acres  
(174,240 sf)



Easy Highway  
Access



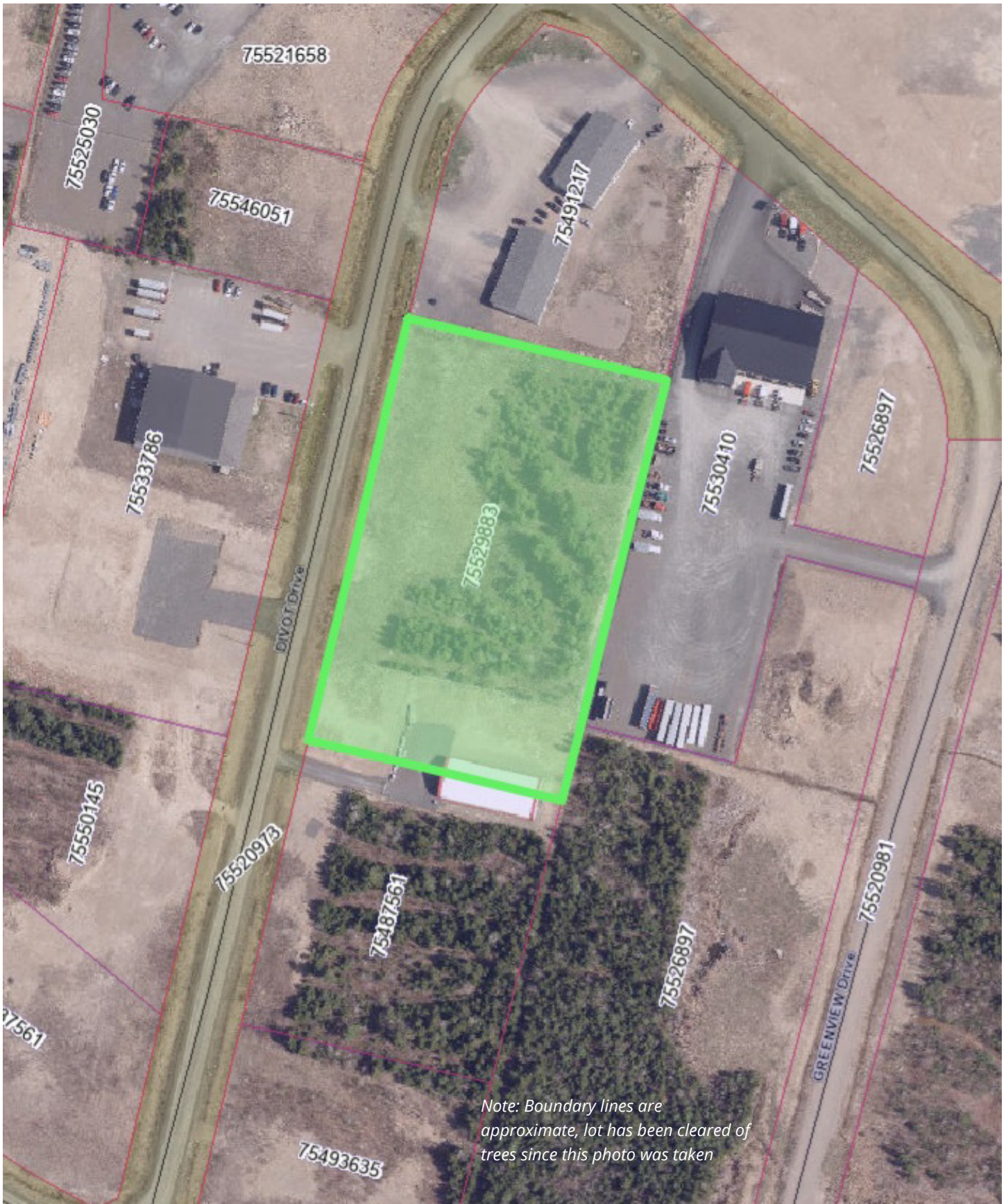
Variety of  
Permitted Uses



LOT 18-7 DIVOT DRIVE | FREDERICTON, NEW BRUNSWICK

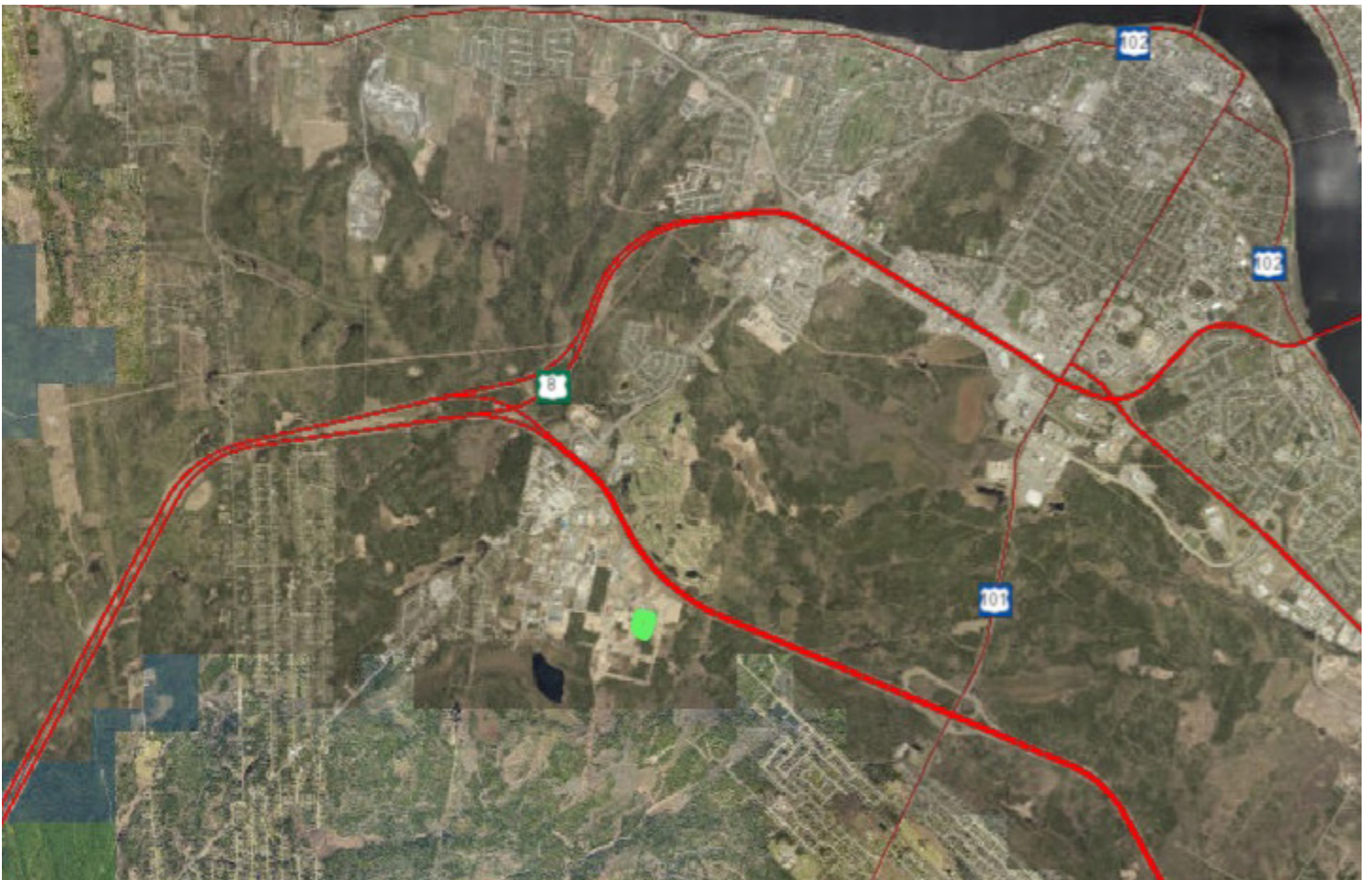


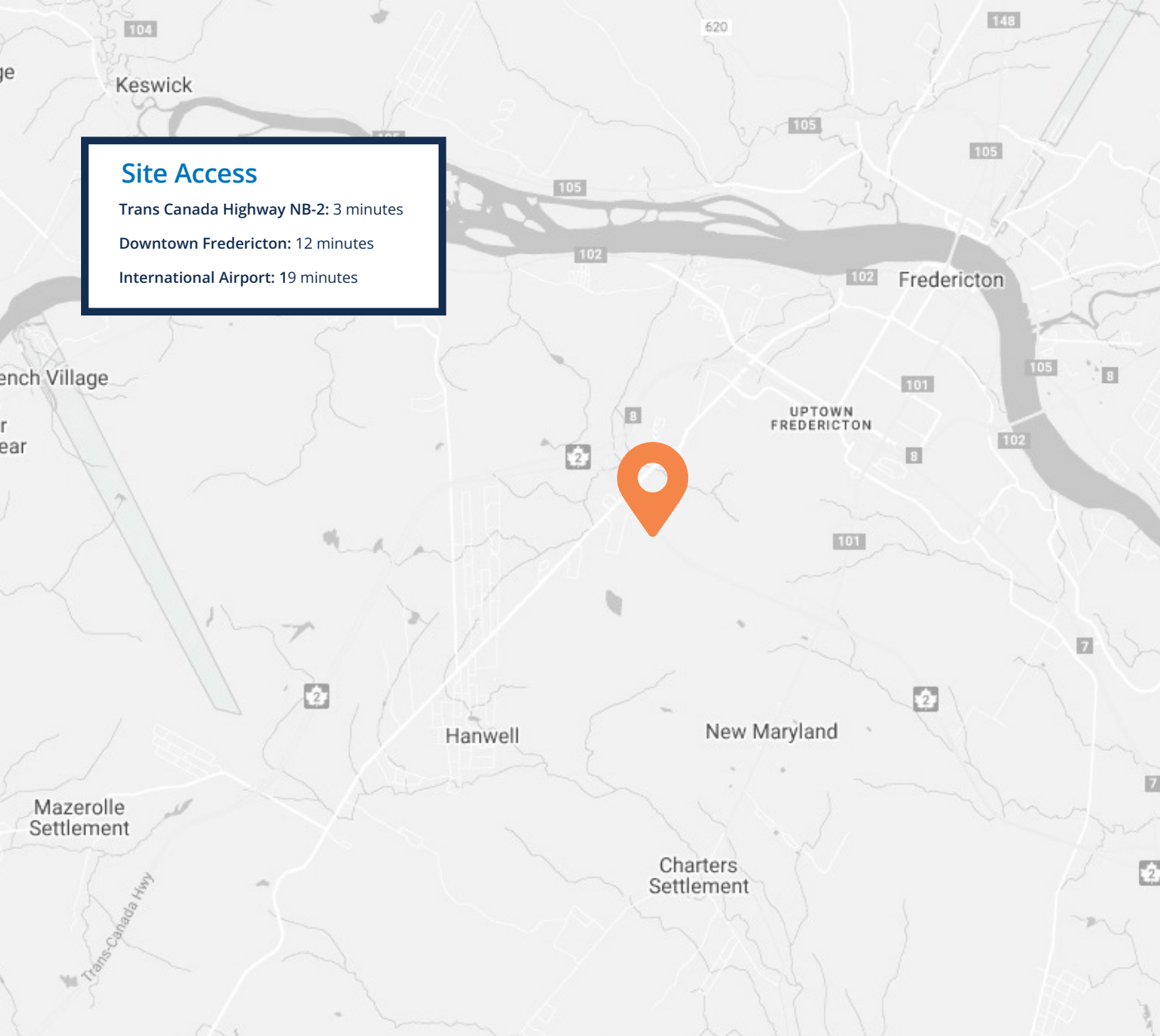
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## Site Access

Trans Canada Highway NB-2: 3 minutes

Downtown Fredericton: 12 minutes

International Airport: 19 minutes



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