



DEVELOPMENT
LAND

CLICK TO VIEW DRONE
FOOTAGE

3.83 ACRES

ALISON BOULEVARD

Xplornet
Communications Inc

Biometrics Strength
and Conditioning

160 ALISON BOULEVARD FREDERICTON, NB

Rare Land Acquisition Opportunity!

- 3.83 acres of prime development land
- Zoned General Industrial (GI)
- Fast-growing Alison Boulevard Corridor

This opportunity includes approximately 3.83 acres of General Industrial (GI) zoned land available for sale in the Alison Boulevard area. The site offers easy access to the Vanier Highway and is located just 7 kilometres from downtown.

The surrounding area comprises a mixture of office and light industrial type properties. Its General Industrial (GI) zoning allows for a wide variety of industrial purposes, along with office and retail as secondary uses.

Take advantage of this unique opportunity to acquire a well-positioned parcel of land surrounded by quality projects!

FOR SALE

\$975,000 + HST

Mark LeBlanc

M (506) 260-7203

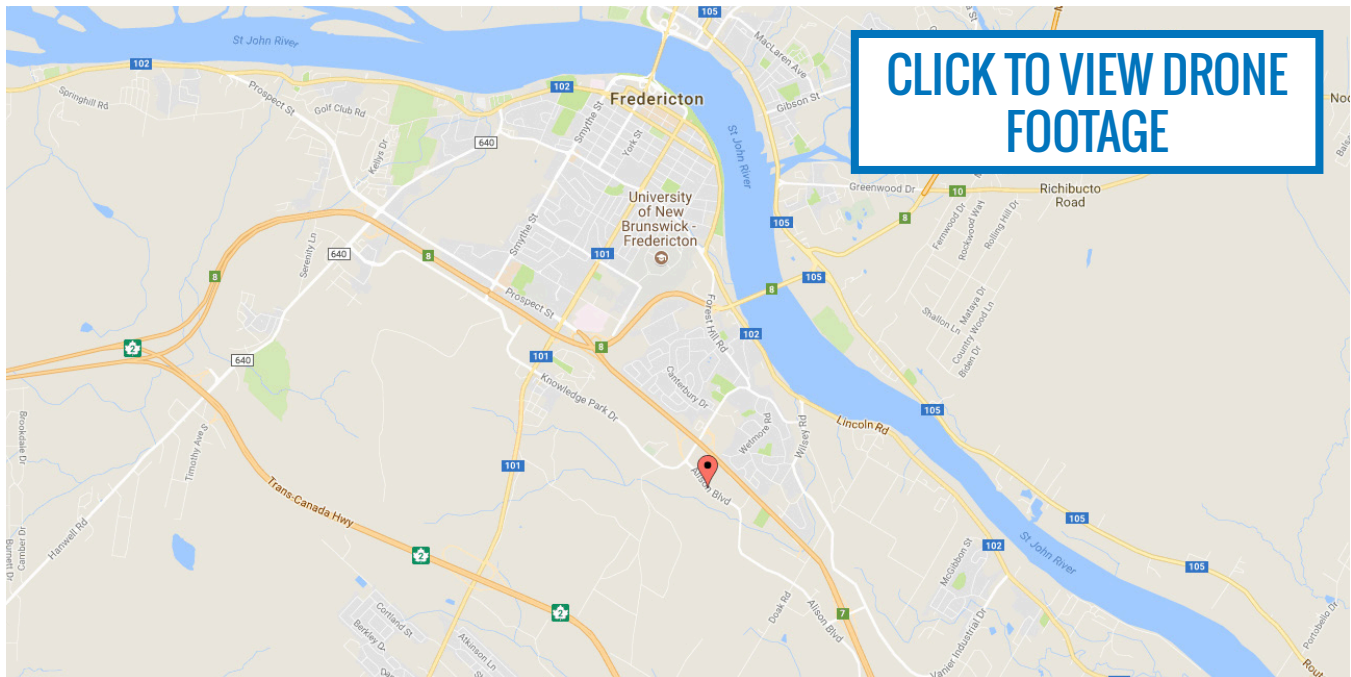
D (506) 453-1119

mark@partnersglobal.com

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160 Alison Boulevard | Fredericton, NB



LISTING ID	25187
ADDRESS	160 Alison Boulevard, Fredericton, NB
PID	75406884
PAN	05544041
ZONING	General Industrial (GI) Zone
LOT SIZE	3.83 acres (1.55 hectares)
SERVICES	Municipal (Water, Sewer, Hydro, Natural Gas)
ASSESSMENT	\$407,600 (2022)
LEVY	\$17,153.03 (2022)
OFFERING PRICE	\$975,000 + HST

ZONING

14.4 GENERAL INDUSTRIAL ZONE

GI

14.4(1) PURPOSE

The GI Zone:

- (a) accommodates a wide range of general industrial and vehicle-oriented *uses* that may have an adverse impact on adjacent non-industrial land *uses*;
- (b) provides for *uses* where the majority of production and service activities take place within the *building* and may require outdoor areas for related loading or storage activities;
- (c) allows more than 1 main *building* on a *lot*.



14.4(2) USES

(a) Permitted Uses

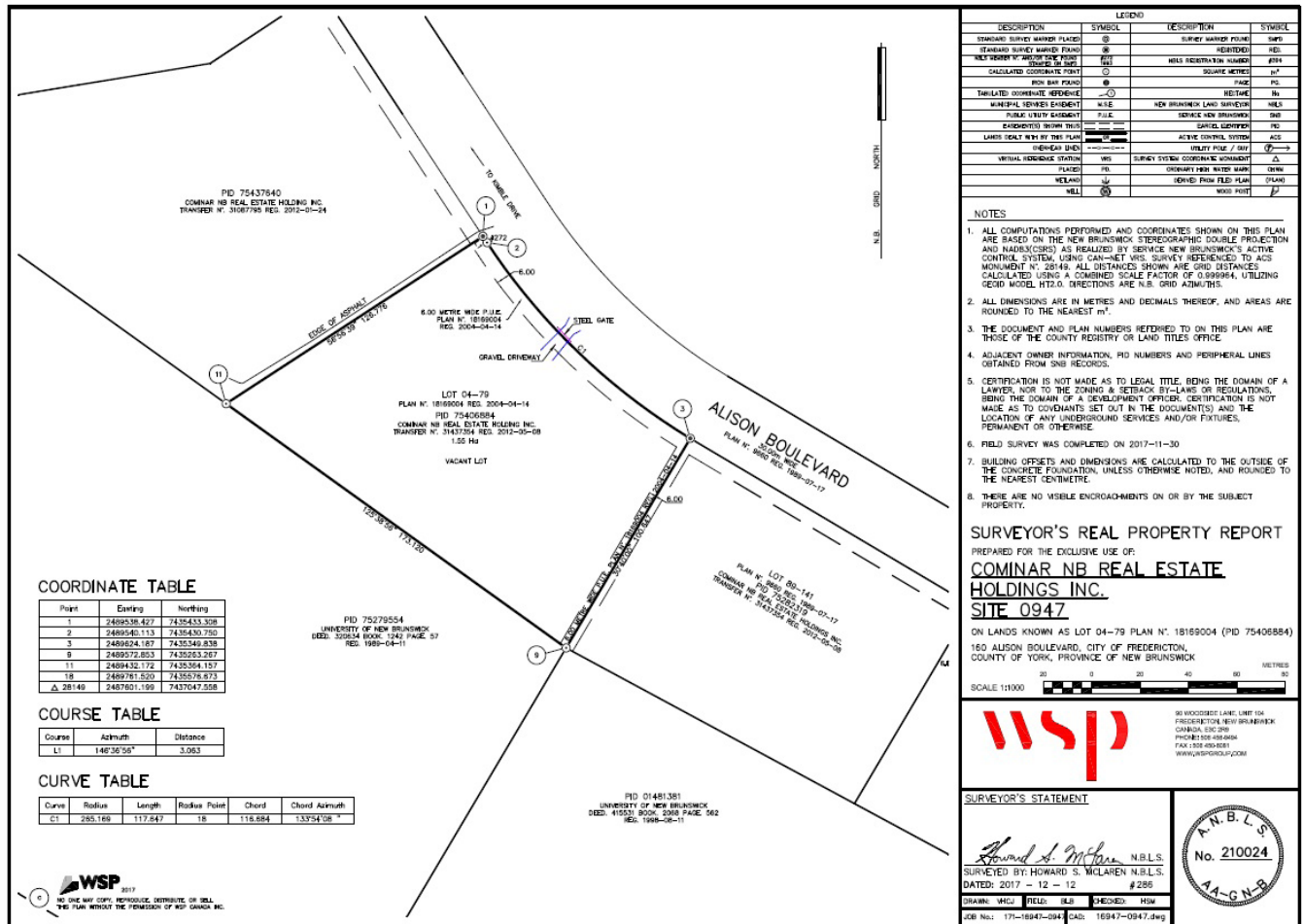
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|--|--|
| (1) <i>Animal Shelter</i> | (24) <i>Recreation Facility - Outdoor</i> |
| (2) <i>Auction Facility</i> | (25) <i>Recycling Depot</i> |
| (3) <i>Bulk Fuel Station</i> | (26) <i>Recycling Facility</i> |
| (4) <i>Catering Service</i> | (27) <i>Restaurant</i> |
| (5) <i>Commercial Recreation Establishment</i> | (28) <i>Restaurant - Licensed</i> |
| (6) <i>Contractor's Shop</i> | (29) <i>Retail Store only as a secondary use to the other permitted uses</i> |
| (7) <i>Dispatch Service</i> | (30) <i>Self-Storage Facility</i> |
| (8) <i>Distribution Facility</i> | (31) <i>Service & Repair - Industrial</i> |
| (9) <i>Dry Cleaning Plant</i> | (32) <i>Special Function Tent</i> |
| (10) <i>Equipment Sales & Rental - Heavy</i> | (33) <i>Temporary Vending Facility</i> |
| (11) <i>Equipment Sales & Rental - Light</i> | (34) <i>Transit Service</i> |
| (12) <i>Feed Mill</i> | (35) <i>Transportation Depot</i> |
| (13) <i>Food & Beverage Processing Facility</i> | (36) <i>Towing Service</i> |
| (14) <i>Food Service - Take-out</i> | (37) <i>Vehicle Body & Paint</i> |
| (15) <i>Kennel</i> | (38) <i>Vehicle Rental</i> |
| (16) <i>Laboratory</i> | (39) <i>Vehicle Sales</i> |
| (17) <i>Landscape Material Supply</i> | (40) <i>Vehicle Sales - Seasonal</i> |
| (18) <i>Large Vehicle Sales & Service</i> | (41) <i>Vehicle Service - Major</i> |
| (19) <i>Manufacturing - Light</i> | (42) <i>Vehicle Service - Minor</i> |
| (20) <i>Medical Marijuana Production Facility</i> Z-5.25 | (43) <i>Vehicle Storage</i> |
| (21) <i>Office only as a secondary use to the other permitted uses</i> | (44) <i>Veterinary Services</i> |
| (22) <i>Publishing Facility</i> | (45) <i>Warehouse - Storage</i> |
| (23) <i>Recreation Facility - Indoor</i> | (46) <i>Warehouse - Wholesale</i> |

14.4(3) USE RULES

All *uses* shall comply with the Regulations Applying to All Uses (Section 4) and Regulations Applying to Industrial Uses (Section 13). In addition, the following rules apply:

- (a) *Recycling facility* shall only be permitted where all activities, functions and services take place within a *building*. Z-5.82

SURVEY



160 Alison Boulevard | Fredericton, NB

ADDITIONAL PHOTOS



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