

LAND FOR SALE

165 ALISON BOULEVARD

FREDERICTON, NEW BRUNSWICK



*Rare chance to purchase more than
five hectares of land within city limits*

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PARTNERS GLOBAL
CORPORATE REAL ESTATE

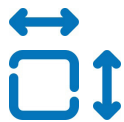
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Acreage like this does not come around often!

Ideally located with direct access to the main drag and Highway 7, 165 Alison Boulevard won't last long. Sitting at a vast 13.5 acres, the General Industrial zoned parcel offers a wide range of opportunities for development in the fast-growing Alison Boulevard Corridor.

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

Take advantage of the adjacent lot for sale and acquire up to 17 acres in a sought-after industrial park, only a few minutes from downtown Fredericton.



13.5 Acres



Desired Location



GI Zoning

LISTING ID	25260
PID	1471986
ADDRESS	165 Alison Boulevard
LOCATION	Fredericton Industrial Park
PROPERTY TYPE	Land
LOT SIZE	13.5 acres
ZONING	General Industrial (GI)
SERVICES	Municipal (Water, Sewer, Hydro, Natural Gas)
ASSESSMENT	\$1,717,500 (2025)
OFFERING PRICE	\$3,995,000 + HST



165 & 185 Alison Boulevard
17 acres total

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

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

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



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