

# LAND FOR SALE

## 185 ALISON BOULEVARD

FREDERICTON, NEW BRUNSWICK



*Over 3 acres of land for sale in sought-after Fredericton Business Park*

**John Bigger**

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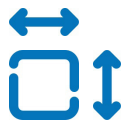
**PARTNERS GLOBAL**  
CORPORATE REAL ESTATE

Over 3 acres of land for sale in sought-after Fredericton Business Park

With approximately 3.4 acres of General Industrial (GI) zoned land available for purchase, the opportunities are endless. Situated in the popular Fredericton Business Park, 185 Alison Boulevard offers connectivity, visibility, and flexibility for a wide range of commercial uses.

Ideally located with direct access to Alison Boulevard, minutes from Highway 7, and downtown Fredericton, the parcel offers excellent connectivity for business operations.

Whether you are looking to build, expand, or invest, this ideally located parcel will help bring your development to life. Maximize your vision by combining the adjacent property into your portfolio with a combination of nearly 17 acres of prime industrial land.



3.4 Acres



Desired Location



GI Zoning

LISTING ID	25261
PID	75279547
ADDRESS	185 Alison Boulevard
LOCATION	Fredericton Industrial Park
PROPERTY TYPE	Land
LOT SIZE	3.4 acres
ZONING	General Industrial (GI)
SERVICES	Municipal (Water, Sewer, Hydro, Natural Gas)
ASSESSMENT	\$505,200 (2025)
OFFERING PRICE	\$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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