

FOR SALE

BY PARTNERS GLOBAL CORPORATE REAL ESTATE



25 MILTON LANE

SACKVILLE, NEW BRUNSWICK

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Boundaries are approximate

THE OPPORTUNITY

Partners Global is proud to share 25 Milton Lane, a 5.51-acre property full of potential situated in picturesque Sackville, New Brunswick. The property consists of two parcels of land. The larger parcel features a 10,800 sq. ft. office building supported by a solid concrete foundation, with a structural steel superstructure and a brick facade. Built in 1975, the building has been affected by water infiltration and mold, presenting a unique opportunity for a complete tear down or fully customizable interior tailored to your needs. For this reason, the valuation is based on depreciated value of the building plus land value. The smaller parcel has the majority of road frontage along Birch Street and is lined by mature vegetation.

25 Milton Lane is nestled in a quiet, residential area, a prime location with quick access to essential services like the town's hospital (seven minutes), financial institutions (four minutes), and highway connectivity (two minutes). The property is zoned institutional, allowing for many uses like a cultural centre, day care facility, office building, nursing complex, and recreational facilities among others. The property's diverse range of permitted uses, combined with its ideal location offers an exceptional redevelopment opportunity with a myriad of options for prospective developers.

The substantial 5.51-acre site offers an excellent chance to invest in a growing community and contribute to a robust local economy. The property is being sold on an 'as-is, where-is' basis.

OFFERING PRICE:
\$350,000 + HST

PROPERTY DETAILS

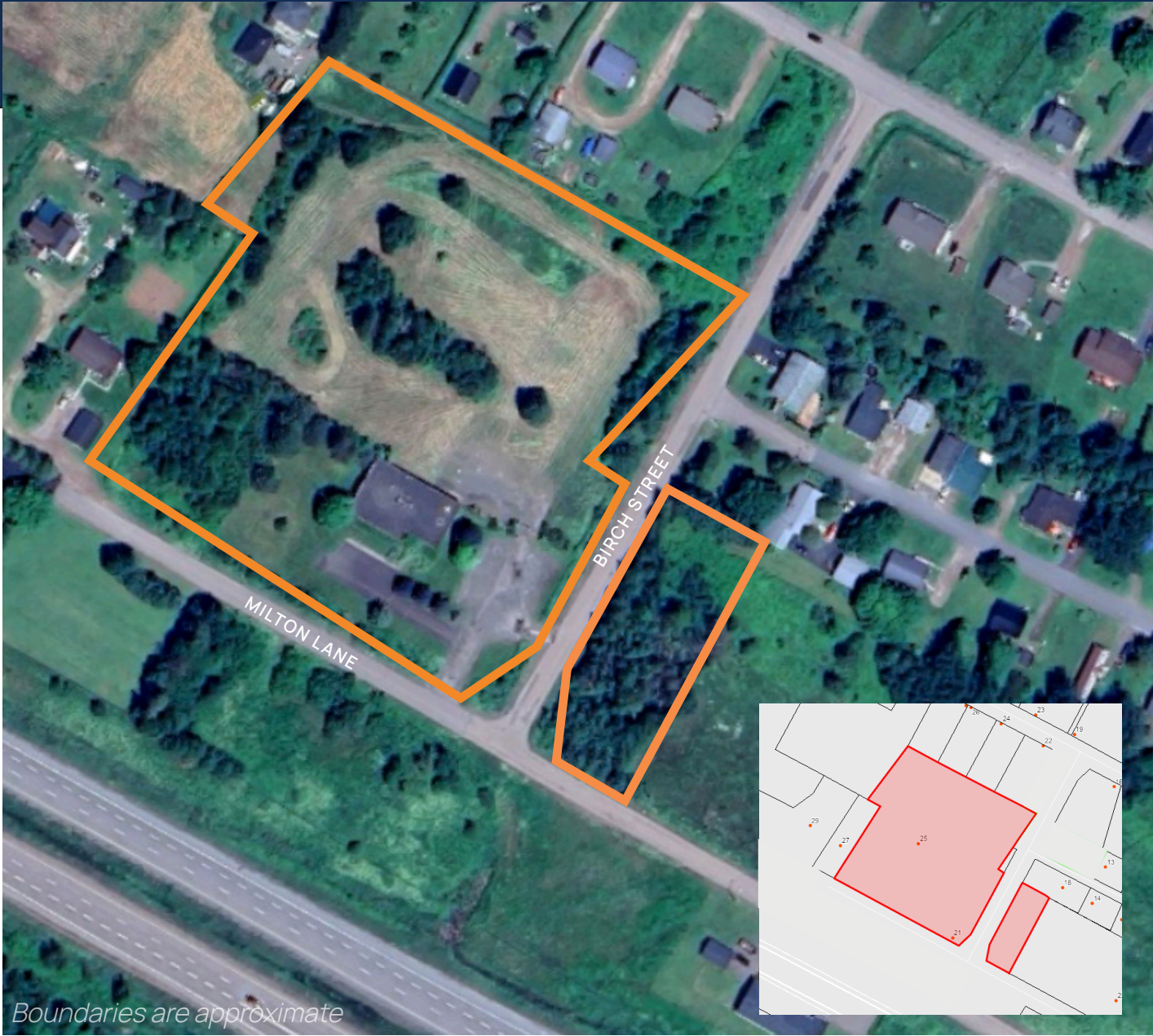
25 Milton Lane		ID: 25257
PROPERTY TYPE	Office	
PID	70045497	
YEAR BUILT	1975	
LOT SIZE	5.51 acres	
TOTAL BUILDING AREA	10,800 sq. ft.	
FLOOR PLATE AREA	5,400 sq. ft.	
STOREYS	One plus a basement	
ZONING	Institutional	
EXISTING CONDITION	Being sold “as-is, where is”	

HIGHLIGHTS

LOCATION	Located minutes outside of the Downtown Sackville; 2 minute drive to Trans-Canada Highway
ASSESSED VALUE	\$473,600 (2025)
TAXES	\$21,240.49 (2025)
LAND	Lush lot with mature greenery
PARKING	Ample on-site parking lot
AVAILABILITY	Immediate availability



AERIAL VIEW

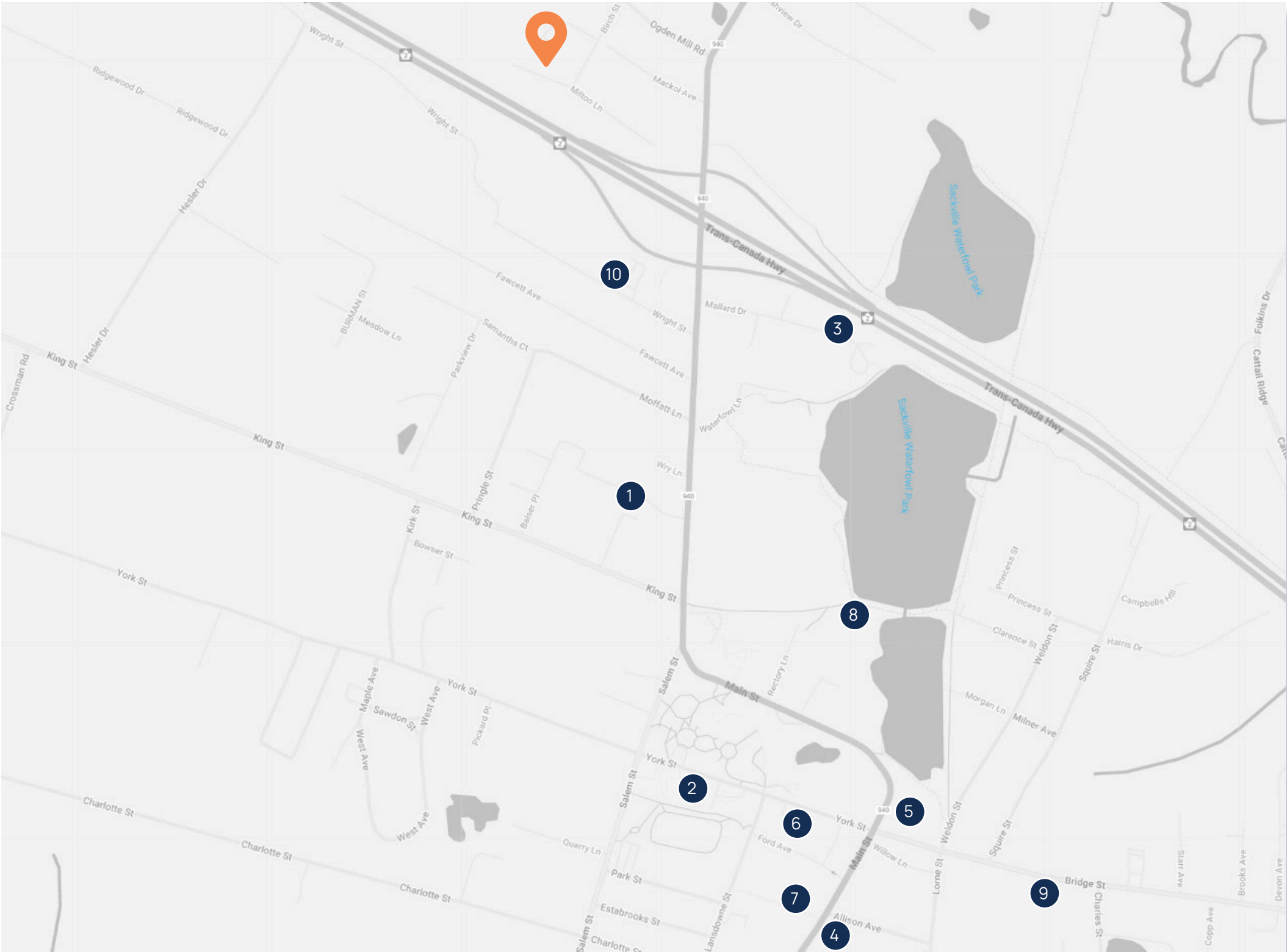


BUILDING HIGHLIGHTS

CONDITION	Fair. Building has been impacted by water infiltration and mold
FOUNDATION	Concrete foundation on strip footings
STRUCTURE	Structural steel framework
FLOOR	Concrete structural slabs
ELEVATOR	None
CLEAR HEIGHT	10 ft
EXTERIOR WALLS	Brick and metal
ROOF	Modified bitumen (SBS) roofing system
WINDOWS / DOORS	Commercial grade double paned glass units in modern aluminum frames
INTERIOR FINISHING	None
LOADING	One grade-loading door at rear of building



SURROUNDING OVERVIEW



LEGEND

- 1 Sackville Town Hall
- 2 Mount Alison University
- 3 eCharge Network
- 4 Bagtown Brewing Company
- 5 Cranewood Bakery
- 6 Cracking Goose Market
- 7 Sackville Farmers Market
- 8 Waterfowl Park
- 9 Marshlands Inn
- 10 Foodland

TRAVEL TIME

Downtown Sackville, NB
DRIVE TIME: 5 MINUTES

Downtown Moncton, NB
DRIVE TIME: 34-39 MINUTES

Downtown Amherst, NS
DRIVE TIME: 12-15 MINUTES

Greater Moncton Int'l Airport
DRIVE TIME: 25-31 MINUTES

LOCATION OVERVIEW

25 Milton Lane offers exceptional access, just 50 km from Moncton, New Brunswick’s largest city, and neighbours the Nova Scotia border. With the Trans-Canada Highway only minutes away, connectivity is seamless. Strategically located, Milton Lane benefits from its proximity to Main Street, the primary artery to the downtown core, while also connecting to Ogden Mill Road, a route for local communities and businesses.

Sackville’s vibrant economy is anchored by Mount Allison University, the area’s largest employers. Milton Lane is an ideal location to benefit from the steady influx of student and alumni, boosting population, spending, and job opportunities year-round.

SACKVILLE DEMOGRAPHICS DEVELOPMENTS



TOTAL
POPULATION
6,464
2024 (EST)



POPULATION
GROWTH
21.24%
2016-2024

- A SEVEN-STORY MIXED-USED BUILDING IS UNDER CONSTRUCTION (COMMERCIAL SPACE AND 95-UNIT APARTMENT) IN DOWNTOWN SACKVILLE
- A SIX-STORY 71-UNIT APARTMENT BUILDING IS UNDER CONSTRUCTION IN DOWNTOWN SACKVILLE
- TOWN PREDICTS A HIGHER POPULATION DENSITY IN COMING YEARS



MOUNT ALLISON UNIVERSITY



WATERFOWL PARK

ZONING USES

PART 14: INSTITUTIONAL ZONE: I

14.1 Uses

a) Permitted Uses

Any land, building or structure may be used for the purposes of, and for no other purpose one or more of the following main uses:

- i) Art and cultural centers
- ii) Churches and denominational uses
- iii) Community Centers
- iv) Day care centres
- v) Funeral homes
- vi) Cemetery
- vii) Educational facilities
- viii) Governmental or municipal facilities
- ix) Hospitals and clinics
- x) Senior/Nursing Home complex
- xi) Parks or playgrounds
- xii) Recreational facilities
- xiii) Special care
- xiv) Museums
- xv) Detached dwelling unit w/ accessory dwelling unit
- xvi) Home occupation

- b) Any accessory building structure or use incidental to the main use of the land, building or structure if such main use is permitted by this Subsection.

14.2 Zoning Requirements

Any permitted use in any Institutional (I) Zone must comply with the following regulations:

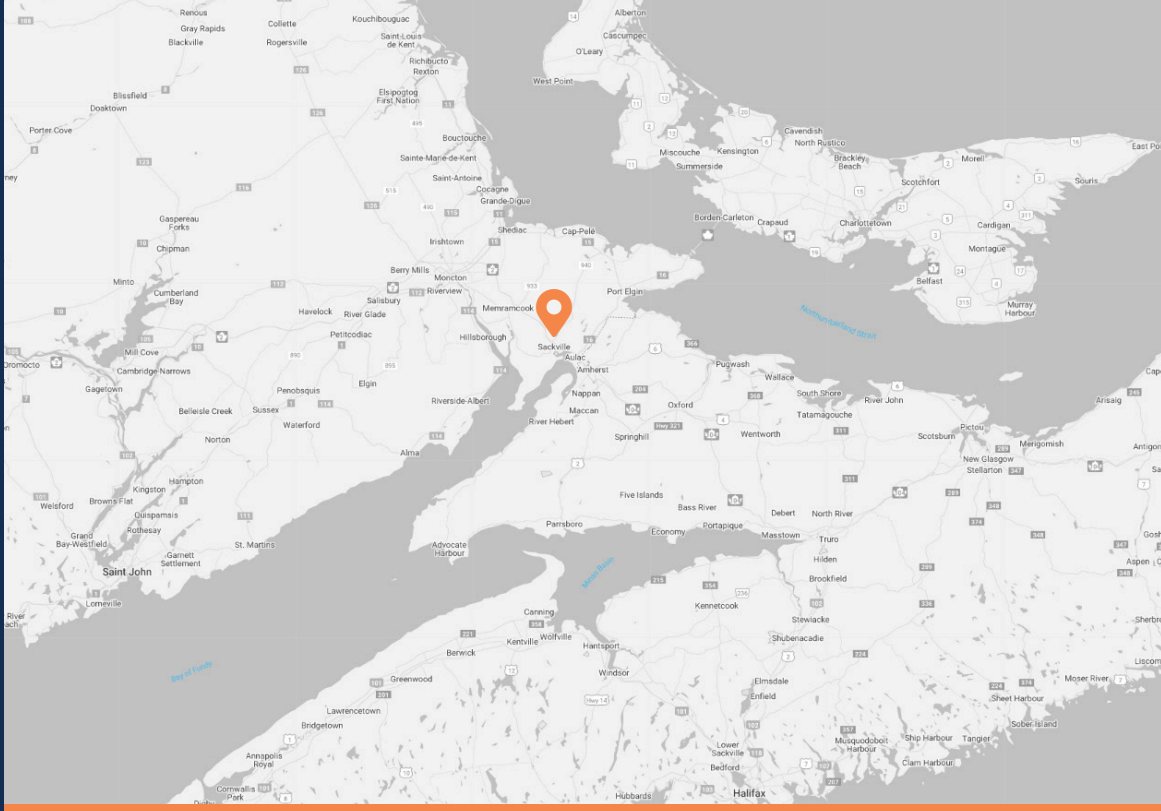
Institutional (I) Zone	
Minimum Lot Size	660.0 sq m (7100 sq ft)
Minimum Lot Frontage	22.0 m (72 ft)
Minimum Front or Flankage Yard	7.6 m (25 ft)
Minimum Side Yards	3.0 m (10 ft) or 1/2 the height, whichever is the greatest
Minimum Rear Yard	7.6 m (25 ft)
Maximum Lot Coverage	35%
Building/Structure Height	15.3 m (50 ft)





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