

*Prime
Development
Opportunity*

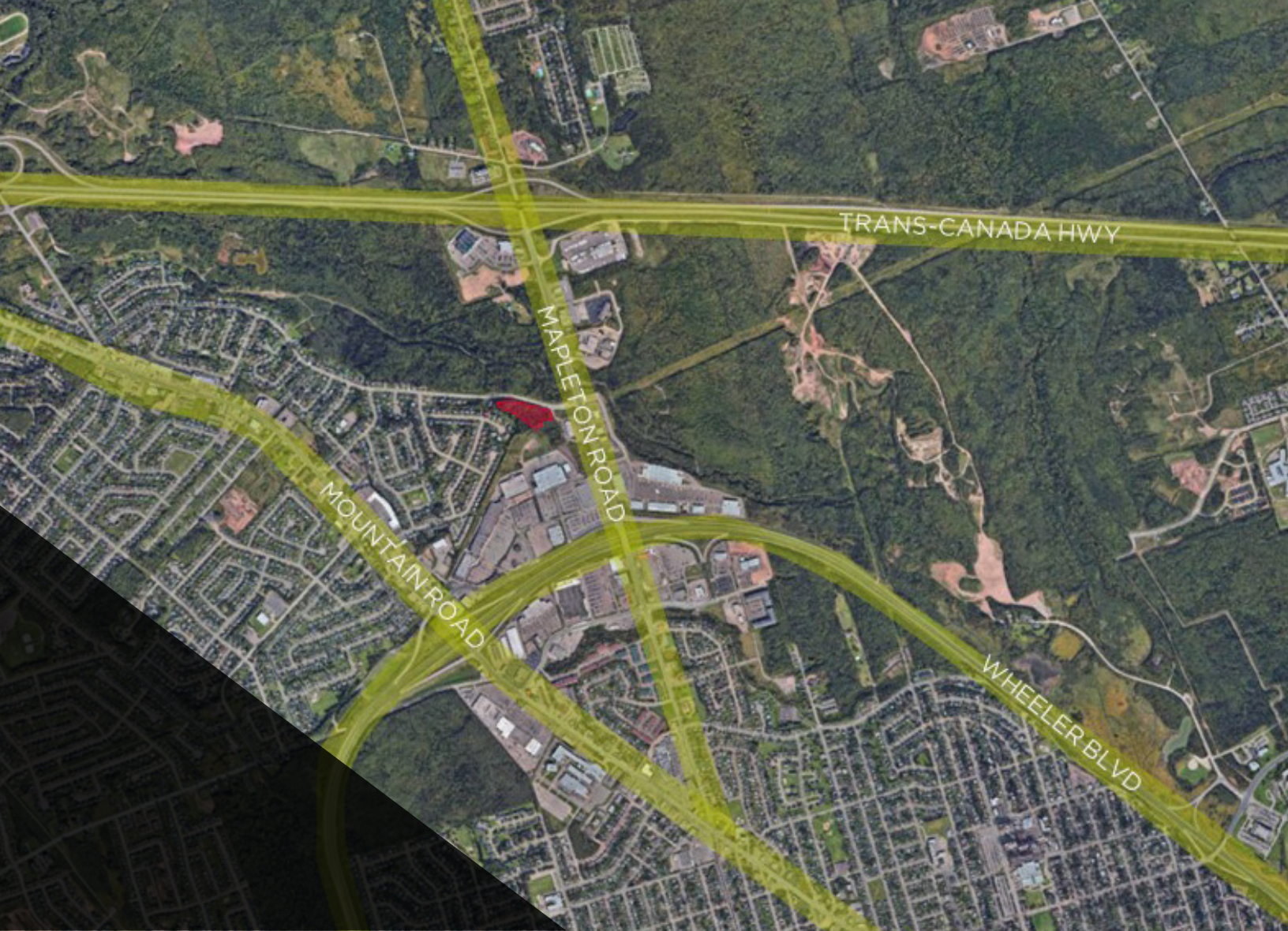
3.56 ACRES

**FRAMPTON
LANE**

MONCTON, NB



**CUSHMAN &
WAKEFIELD**
Atlantic



FRAMPTON LANE NORTH MONCTON

Situated near the intersection of Mapleton Road and Frampton Lane in Moncton New Brunswick, this development land offers exceptional accessibility. The surrounding residential areas boasts established residential neighborhoods and new developments.

Zoned both P1: Community Use zone and R2: Two Unit Dwelling Zone

Unbeatable Location, Prime Potential

LAND HIGHLIGHTS

3.56

ACRES

\$1,200,00

LIST PRICE

6.6 KM

TO DOWNTOWN
MONCTON

+/- 250 M

ROAD
FRONTAGE

50 +

RESTAURANTS
NEARBY

2

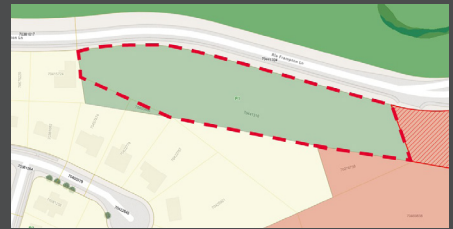
ZONES

1 KM

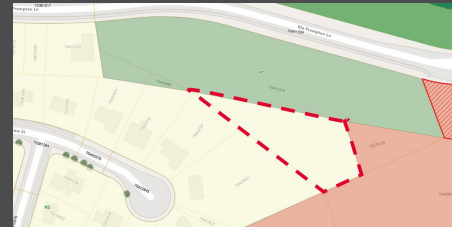
TO TRANS
CANADA HWY

70441316

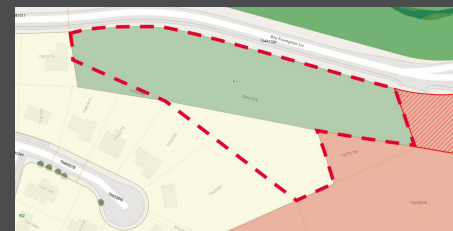
PID



Zoned: P1 Community Use Zone



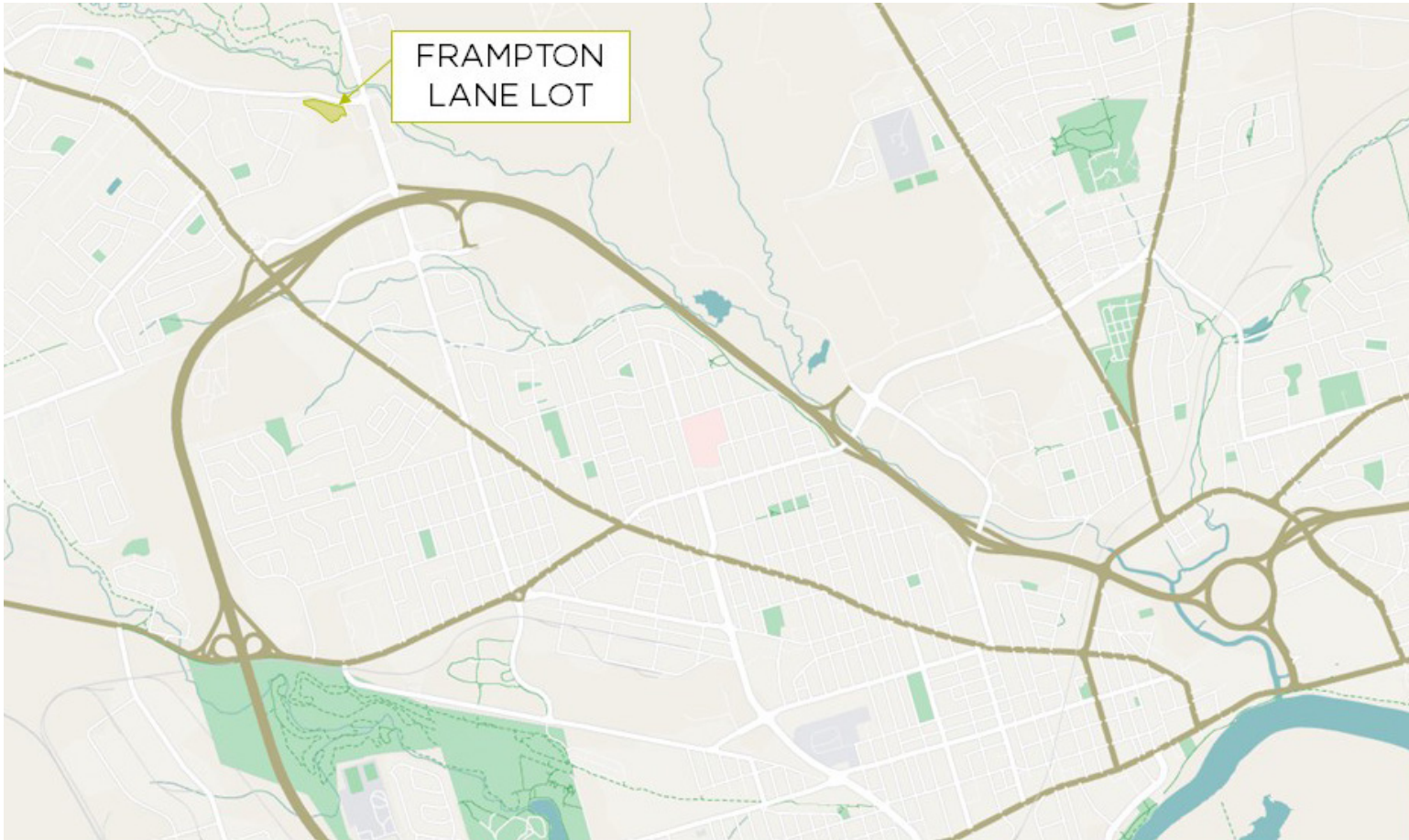
Zoned: R2 Two Unit Dwelling Zone



3.56 Acres of land



LOCATION



Unbeatable Location, Prime Potential

DEMOGRAPHICS - 5KM RADIUS

62,473

POPULATION

\$69,730

MEDIAN INCOME

69,333

DAYTIME POPULATION

42

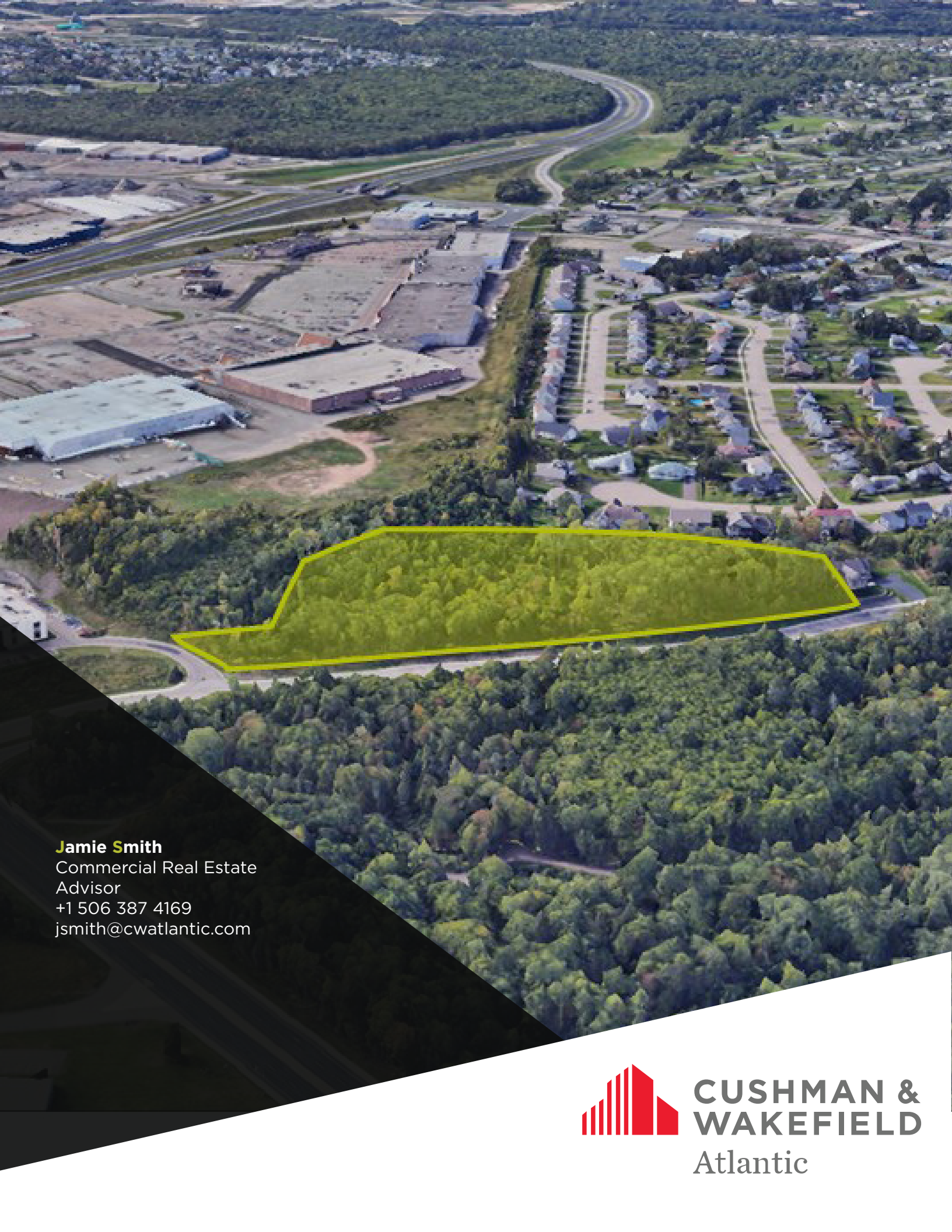
MEDIAN AGE

27,508

TOTAL HOUSEHOLDS

\$80,875

AVG. HOUSEHOLD INCOME



Jamie Smith
Commercial Real Estate
Advisor
+1 506 387 4169
jsmith@cwatlantic.com



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