



**CUSHMAN &
WAKEFIELD**
Atlantic



FOR SALE

**SIERRA AVENUE DEVELOPMENT
ROTHESAY, NB**

55.22 ACRES

**PRIME RESIDENTIAL
DEVELOPMENT LAND
AVAILABLE**

1741 Lower Water Street,
Suite 200
Halifax, Nova Scotia
Main +1 902 425 1444
cwatlantic.com

FOR SALE

Sierra Avenue Development

Rothelay, New Brunswick



Prime Development Lots

55.22 ACRES AVAILABLE | SALE PRICE: PLEASE CONTACT

OPPORTUNITY OVERVIEW

- Cushman & Wakefield Atlantic is pleased to present this prime multi-unit residential development opportunity in Rothelay, New Brunswick.
- Located in a prime development area within the town of Rothelay. The surrounding area is residential and commercial in nature.
- The surrounding area offers a great selection of amenities with the town's most significant commercial node only minutes away, along with quick access to New Brunswick Route 1, providing direct travel to Saint John.

Contact

BILL MACAVOY
Managing Director
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TOTAL LAND
55.22 acres



PID #'s
30196570 & 00246140



ZONING
R4



UNIT COUNT:
Design dependent



AMENITIES
Commercial Node
in Proximity



ACCESSIBILITY
Convenient
access

The town of Rothesay and the immediate vicinity has experienced an increase in proposed developments in recent years, which should help facilitate the growth in the area. As such, this site offers an excellent opportunity for a developer to expand on the growth as the area continues to mature.

Any development on this property would be governed by the Rothesay Municipal Plan, which provides clear form based standards.

The site lends itself to many possible configurations, however, the most likely option is the addition of a new cul-de-sac at the end of Sierra Avenue, providing six (6) lots with 40 units each, along with the creation of a new street adjacent to Rockhaven Place, allowing for an additional six (6) lots with 12 units each).

ZONING:

R4 - Multi-Unit Residential

HEIGHT RESTRICTIONS

Minimum - 15 m

Maximum - 6 m

YARD STANDARDS

Minimum: 7.5 m

Maximum: 15 m

MAX BUILDING DIMENSIONS

35% of lot size

MINIMUM LOT AREA

1400 m²

or

200 m² per residential unit

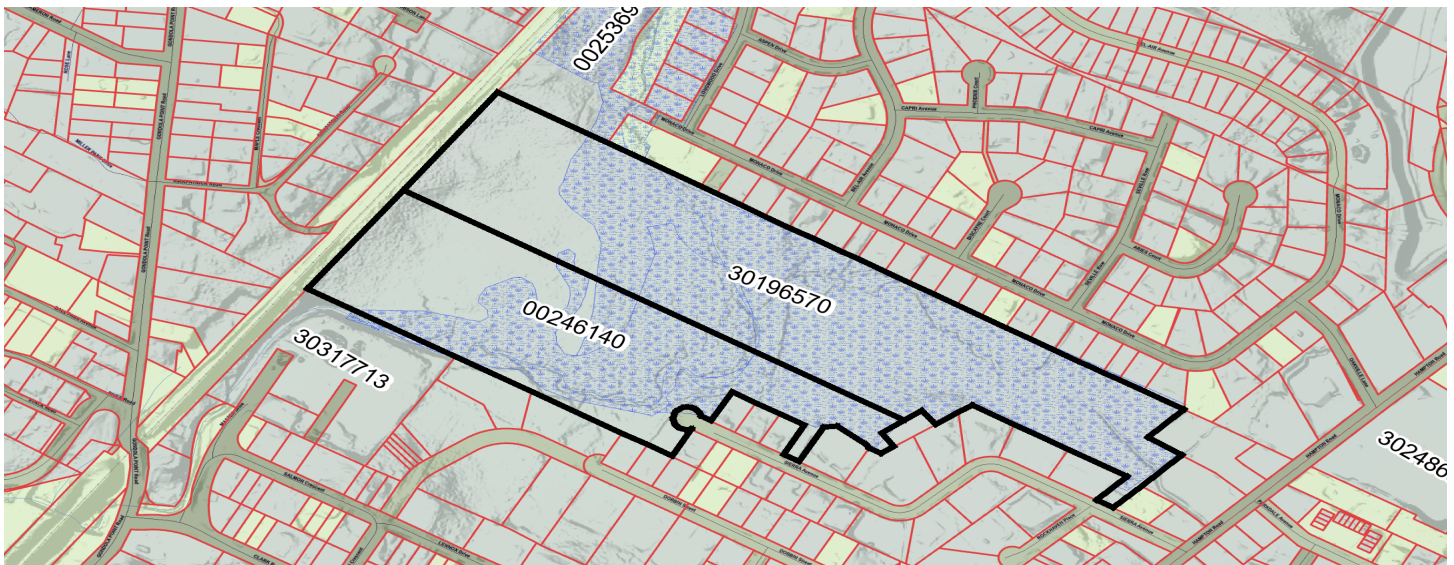
MINIMUM LOT FRONTAGE

35 m

DRIVEWAY ENTRANCE (WIDTH)

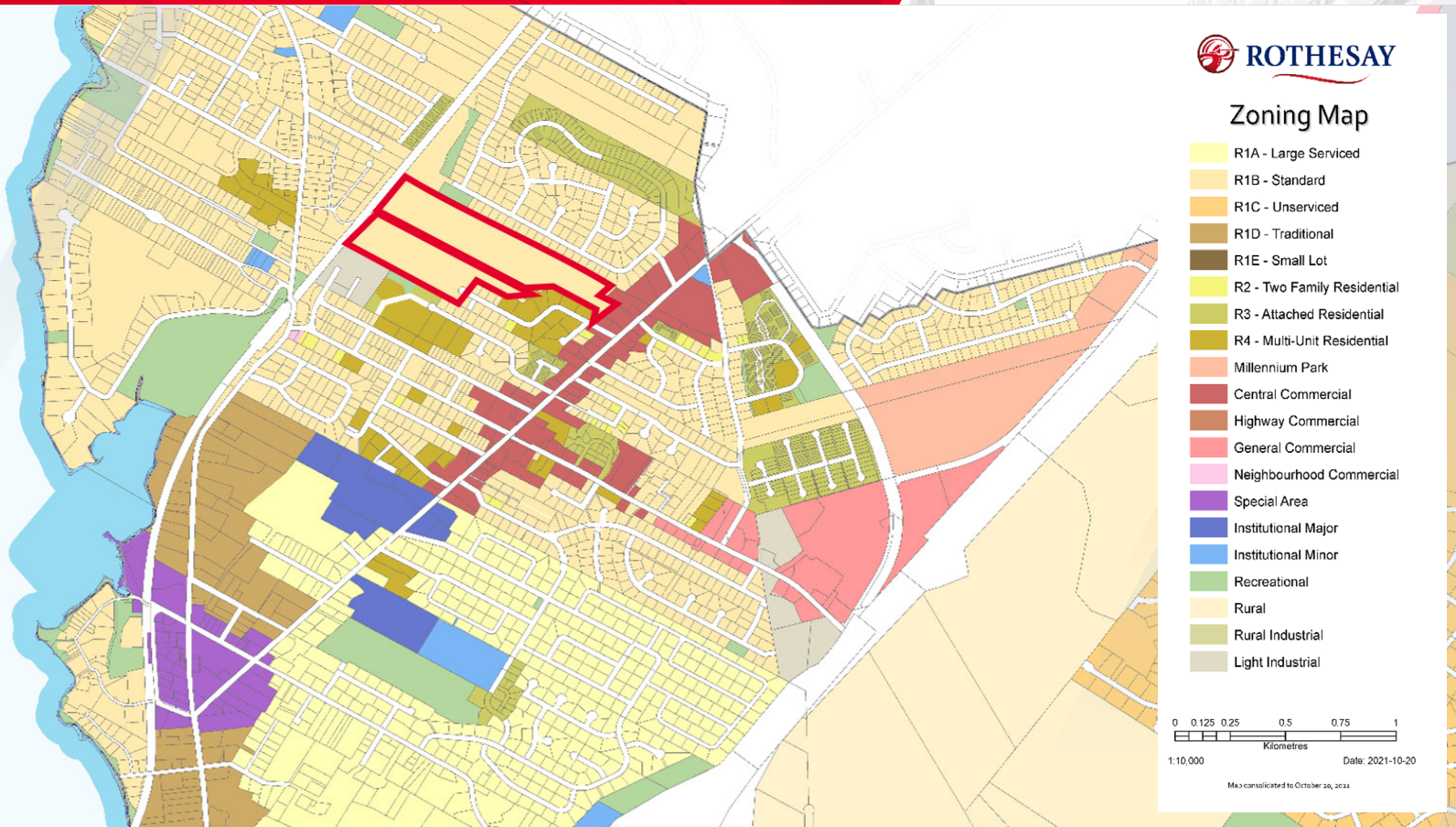
Maximum - 5 m

Maximum # - 2



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LAND USE/ZONING: R4

The Rothesay R4 zone is a multi-unit residential zone, that allows for the development of apartments and attached housing at the highest density permitted by the Rothesay Municipal Plan, which is 20 units per acre or 50 units per hectare.

Multiple buildings per lot may be permitted subject to PAC approval, appropriate access to public road right of way and an internal circulation system that meets the requirements of the National Building Code of Canada as adopted by the Province of New Brunswick.

Permitted Uses

- Apartment building
- Condominium building
- Townhouses
- Garden Homes
- Public park
- Public playground

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Demographics (5 km radius)

Population	25,055
Daytime Population	14,060
Projected Population (10 year change)	7.15%
Estimated Households	9,604
Projected Avg. Household Income (10 year change)	\$140,163
Avg. Household Income	\$129,825
Median Age	45
Primary Age Group	Gen X - 38-53 years

Market Demand

Ideally located to benefit from the high demand and low supply of quality 55+ multi-residential housing. Favourable market conditions for affordable senior housing.

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