

**FOR SALE**

1857 Manawagonish Road

Saint John, New Brunswick

**+/- 20 ACRES OF LAND**

**EXCEPTIONAL  
DEVELOPMENT  
LAND**



# PROPERTY HIGHLIGHTS

Located on Saint John's west side, this exceptional development parcel offers stunning views of the Irving Nature Park and Saints Rest Marsh-F. Gordon Carvell Nature Preserve. Zoned Future Development, it awaits the right developer to rezone and bring services to the lot. With 19+ acres of potential, the site is ideal for a thoughtfully designed community featuring garden homes, townhomes, and multi-unit buildings, complemented by amenities like walking trails, a community garden, and a birdwatching observatory—blending modern living with nature's tranquility.



<b>Site Area:</b>	19.94 acres
<b>Zoning:</b>	FD - Future Development
<b>PID:</b>	55005151
<b>Topography:</b>	Cleared



**60 minutes**  
US Border



**18 minutes**  
Port of Saint John



**3 minutes**  
St. John Throughway



**15 minutes**  
Irving Nature Park



**10 minutes**  
Uptown Saint John



**23 minutes**  
International Airport

**SALE PRICE: \$719,000**



# SITE PLAN

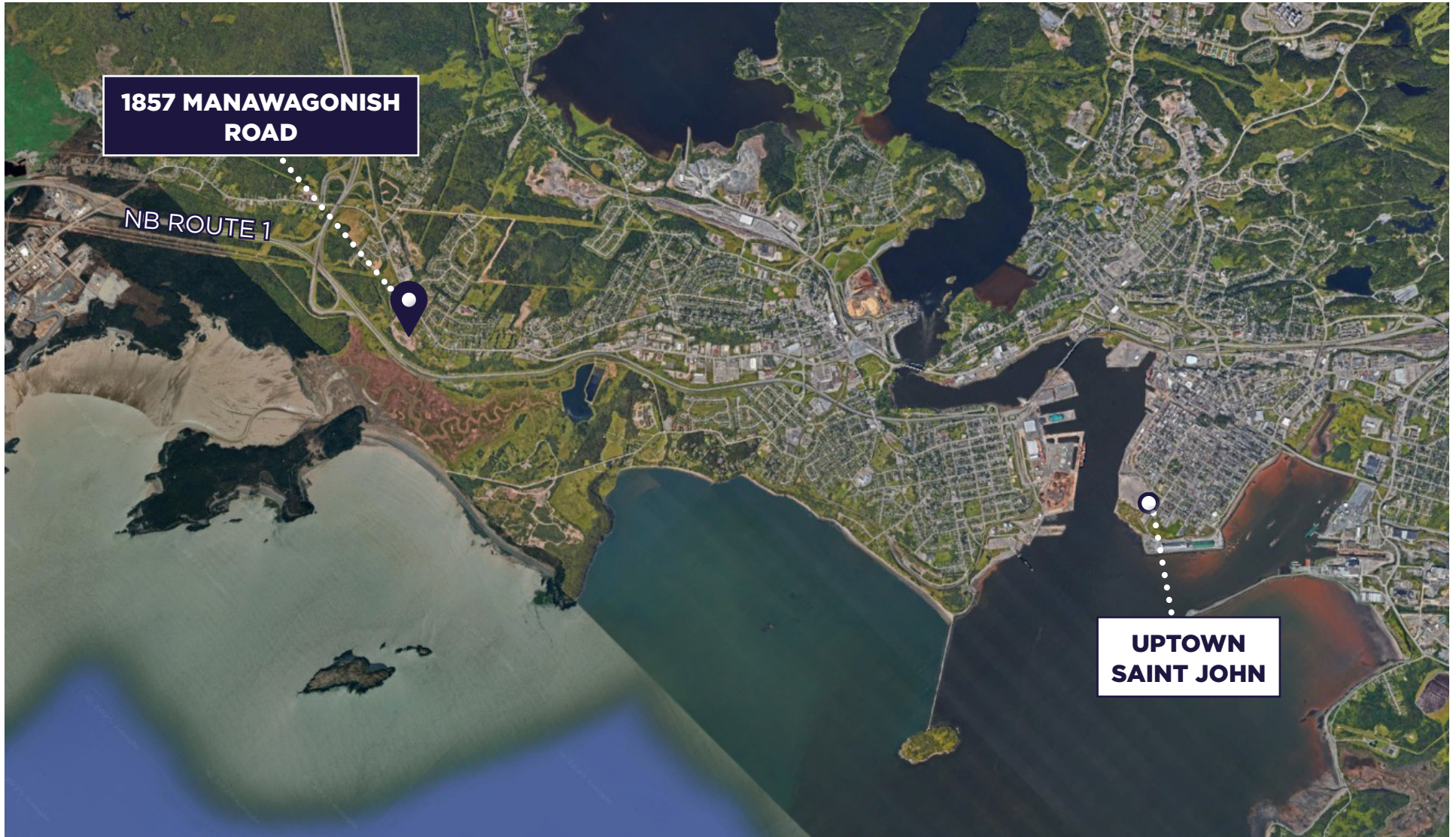








# AERIAL MAP



## POTENTIAL FOR VIBRANT RESIDENTIAL COMMUNITY!

A mix of residential options—garden homes, townhomes, and multi-unit apartment buildings—could all be incorporated, complemented by amenities that embrace the stunning natural surroundings. A community garden, walking trails, and even a birdwatching observatory could make the most of this unique location, blending modern living with the tranquility of nature.





## CONTACT

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