



**FOR SALE | \$300,000**

## 2.32 ACRES OF VACANT LAND

### Key Features

- 2.32 acre corner lot with Highway Commercial Class 2 zoning, supporting a wide range of uses.
- Highly visible location on Ramsay Street, a key arterial route just minutes from downtown Campbellton, and major amenities.
- Cleared site with existing curb cuts and infrastructure - ready for development or commercial build-out.
- Strategic access to route 11 and the J.C. Van Horne Bridge, offering seamless regional connectivity to Northern New Brunswick & Quebec. Access to key transportation routes.



**50121805**

PID#



**\$140,100**

2025 Assessment



**\$7,012.85**

2025 Levy