

CHOCOLATE DRIVE

St. Stephen, New Brunswick

12 ACRES OF PRIME DEVELOPMENT LAND FOR SALE



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CHOCOLATE DRIVE

St. Stephen, New Brunswick

OVERVIEW

Prime Development Opportunity – 12 Acres strategically located

PROPERTY

Centrally located off Chocolate Drive, this 12-acre parcel presents an exceptional opportunity for residential development in the growing community of St. Stephen. The property wraps around St. Stephen Elementary School and is within close proximity to major shopping node.

Ideal for a mix of housing types, this site is well-suited for single-family homes, multi-unit residences, or a combination of both. A concept site plan has been prepared, showcasing the potential for a 60-unit multi-residential development, 8 townhomes, green space, and a paved multi-use trail.

LIST PRICE: \$249,000 (\$20,750 PER ACRE)

KEY DETAILS

- **Existing infrastructure** includes installed power lines and poles
- **Gravity sewer line** already in place within the property
- **Municipal water infrastructure** nearby and available for hookup
- **Prime location** in a high-demand area for housing



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LOCATION OVERVIEW

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CHOCOLATE DRIVE COMMERCIAL LAND

St. Stephen, New Brunswick

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