

FOR SALE | LIST PRICE: \$1,600,000

Property Aerial
DRONE



VACANT INDUSTRIAL LAND

CALEDONIA ROAD, MONCTON, NB

Property Overview

This site on Caledonia Road offers a prime opportunity for industrial development in the heart of Moncton's rapidly growing Caledonia Industrial Park. This vacant land provides an industrial development site with excellent access to major transportation routes and nearby amenities. The property is well-suited for a variety of industrial uses, offering strong potential for businesses seeking expansion or new construction.

Location Overview

Located in the fast-growing Caledonia Industrial Park, directly off the TransCanada Highway. The property offers quick access to Elmwood Drive, just 10 minutes from downtown Moncton. Nearby developments include Costco Wholesale, Granite Centre, and Starbucks, along with amenities like Dairy Queen, Lawtons, Sobeys, and Tim Hortons.



PID:
70713227



ZONING
INDUSTRIAL PARK



TAX ASSESSMENT:
\$173,400



LOT SIZE:
7.41 ACRES

KEY TRAVEL DISTANCES



1.2 KM TO TRANS-CANADA HWY	5.5 KM TO CF CHAMPLAIN	6.1 KM TO DOWNTOWN MONCTON
7.3 KM TO DIEPPE INDUSTRIAL PARK	7.5 KM TO AIRPORT	11.1 KM TO MONCTON INDUSTRIAL PARK

CONTACT:

ADAM MAGEE
Managing Director NB/NL
506 872 2507
amagee@cwatlantic.com

SUZIE TAYLOR
Commercial Real Estate Advisor
506 380 1777
staylor@cwatlantic.com

MONCTON OFFICE
77 Vaughan Harvey Boulevard, Suite 402
Moncton, NB E1C 0K2
506 387 6925

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