



**CUSHMAN &  
WAKEFIELD**  
Atlantic

**FOR SALE**

**134 HAMPTON ROAD  
ROTHESAY, NB**

**\$649,000**

**2.16 ACRES OF  
DEVELOPMENT LAND**

1 Market Square, Suite N305  
Saint John, NB  
Main +1 506 693 6876  
[cwatlantic.com](http://cwatlantic.com)

FOR SALE

134 Hampton Road  
Rothesay, NB



## 2.16 ACRES IN CENTRAL ROTHESAY

### Property Highlights

Introducing 134 Hampton Road in Rothesay, New Brunswick. This property consists of two lots, both zoned Commercial CC. Due to the increasing development in the area, the potential for a commercial project would take this property to the next level.

Currently there is an outdated 4-bedroom, 1-bathroom home, along with a 21 x 27 foot garage located on lot 1, both are in desperate need of renovation or can be demolished to use the lots for further development. This is one of the last commercial properties left to develop on this very busy main artery.

### Property Details

- Total Size: 2.16 acres
- Lot 1 Size: 1.01 acres
- Lot 2 Size: 1.15 acres
- Road frontage: +/- 119 feet
- PID: 30096994 & 00243113

### Contact

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mgosselin@cwatlantic.com



**DRONE TOUR**



## Demographics

Centrally located and near major commercial nodes this property offers unparalleled convenience and boasts swift access to the town centre and a thriving retail hub. Strategically located for seamless travel, with direct links to NB-1 and the Trans-Canada Highway, this locale is a gateway to Saint John. Serving as a suburban extension of the city, it seamlessly connects neighbouring towns and communities, surrounded by a landscape dominated by residential and retail developments.

## Contact

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