



Suburban Commercial Mixed-Use Development Site

535 Coverdale Road, Riverview NB

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A truly unique opportunity to reinvent a prominent property in downtown Riverview!

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[CLICK HERE TO WATCH THE VIDEO](#)

ONE Real Estate Advisors is pleased to offer for sale an owner-occupied +/-3.58-acre commercial/ mixed-use development opportunity in the Town of Riverview.

The site features a well-maintained +/-50,043 square-foot retail/wholesale building built in 2000 and renovated in 2012, which is currently fully occupied by a home improvement tenant until April 2024.

The centrally-located property features 214 parking stalls, two entrances, one being located at a signalized intersection and is located on a bus route.

535 Coverdale Road is being offered at \$5,500,000

COVERDALE ROAD

Perfectly situated along Riverview's primary commercial corridor and accessible from Moncton via Causeway Road and Gunningsville Blvd.

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Scale. Position. Access.
Endless development possibilities.

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Primary Site

Additional 0.89 acres available
for purchase. Please contact us.

The site is zoned SC (Suburban Commercial). It allows for a wide array of permitted and conditional commercial and multi-unit residential uses.

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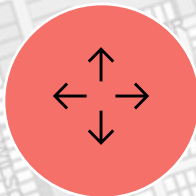
The Suburban Commercial (SC) zone is ideal for multiple commercial uses including, but not limited to, the following permitted and/or conditional uses:

- Bank/ financial services
- Restaurant, Drive-thru
- Retail or wholesale
- Farmer's market
- Entertainment use
- Educational use
- Multi-Unit Residential
- Hotel or motel
- Microbrewery
- Recreational use
- Office use

Max. Height:
15 m (49.2')



Max. Coverage:
50%



Permitted Uses:
30+



The size of the property also allows for the development of additional freestanding buildings. A drive-thru use would require conditional approval from the Town's planning department.

Current parking ratio is 4.3 : 1,000 SF



Site Photos – Aerial Views

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