



**CUSHMAN &
WAKEFIELD**
Atlantic



FOR SALE

1660 MANAWAGONISH RD

SAINT JOHN, NB | 2.06 ACRES

DEVELOPMENT LAND



PROPERTY HIGHLIGHTS

The property consists of +/- 2.06 acres of development land situated on the west side of Saint John.

It is important for prospective buyers to be aware that any future residential or alternative developments will necessitate rezoning and municipal approvals. We recommend a thorough review of these requirements.

The preliminary engineering and conceptual site planning suggest the possibility of accommodating up to **56 townhouse-style** residential units, pending rezoning, detailed design, servicing capacity, and final municipal approvals.

NB133809

MLS

\$1,100,000

SALE PRICE

+/- 2.06 AC

LOT SIZE

UP TO 56

ESTIMATE TOWNHOUSES

CFN

NEIGHBOURHOOD COMMUNITY FACILITY

CURRENT ZONING



SITE PLAN

PID 00402727 & 55076335



LOCATION



The property is ideally located on the west side of Saint John, just a short walk from the iconic Pumpkin Patch Market, a beloved local landmark. This well-established neighbourhood provides convenient access to a full range of west side amenities, including retail shops, services, schools, and recreational facilities.

Overall, this location is a fantastic choice for both living and investing, blending inviting charm, accessibility, and exciting long-term growth potential.



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