

FOR SALE | REDUCED PRICE

# 330 MUNROE STREET BATHURST, NEW BRUNSWICK

Prime 11.7-acre redevelopment land  
located in heart of downtown Bathurst



*Boundary lines are approximate*

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# 330 MUNROE STREET | BATHURST, NEW BRUNSWICK

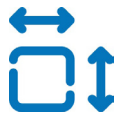
## Prime 11.7-acre redevelopment land located in heart of downtown Bathurst

Embrace the incredible possibilities offered by this parcel nestled in Bathurst's charming downtown core, overlooking the tranquil Nepisiguit River. Supported by Medium Density Residential (R-3) Zoning, this 11.7-acre parcel of land opens doors to a wide array of development possibilities, ranging from single or dual unit residences to the creation of townhouse communities or apartment complexes accommodating up to sixteen units.

In addition to the property's development versatility, its central location ensures effortless access to various amenities, including professional services, dining establishments, recreational facilities, and Bathurst's renowned New Brunswick Trail System. Positioned for convenience combined with a diverse zoning potential, this parcel invites developers to embrace this opportunity to contribute to the thriving community of Bathurst.



Redevelopment  
Opportunity

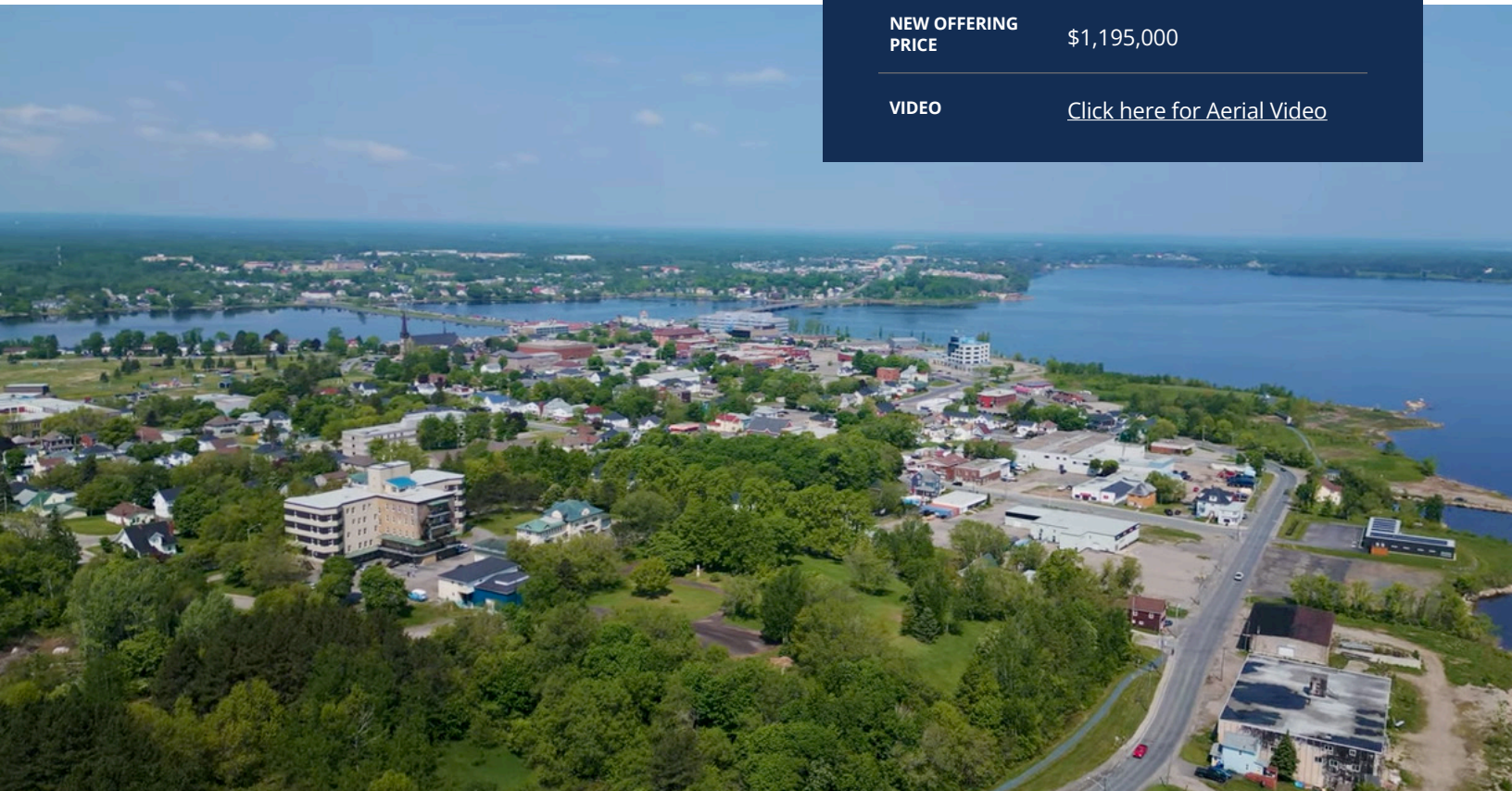


11.7-Acres  
Vacant Land



Supported by  
R-3 Zoning

LISTING ID	25231
ADDRESS	330 Munroe Street
LOCATION	Bathurst, New Brunswick
PID	20830253
PROPERTY TYPE	Vacant land / Development Opportunity
PROPERTY SIZE	11.7-acres / 509,652 sq. ft.
ZONING	Medium Density Residential (R-3)
DEVELOPMENT POTENTIAL	<ul style="list-style-type: none"><li>• One to two-unit dwellings</li><li>• Townhouse communities</li><li>• Apartment complexes up to 16 units</li></ul>
ASSESSMENT (2023)	\$24,600
TAXES (2023)	\$696
NEW OFFERING PRICE	\$1,195,000
VIDEO	<a href="#">Click here for Aerial Video</a>





# Location Overview





## Area Overview

The City of Bathurst is a coastal gem nestled along the shores of Chaleur Bay. This vibrant seaside city exudes a small-town charm rich with life and energy and a strong sense of community. The city offers a blend of leisure and adventure, with delicious eateries, quaint boutiques, hip breweries, an 18-hole golf course, breathtaking hiking trails, and pristine sandy beaches.

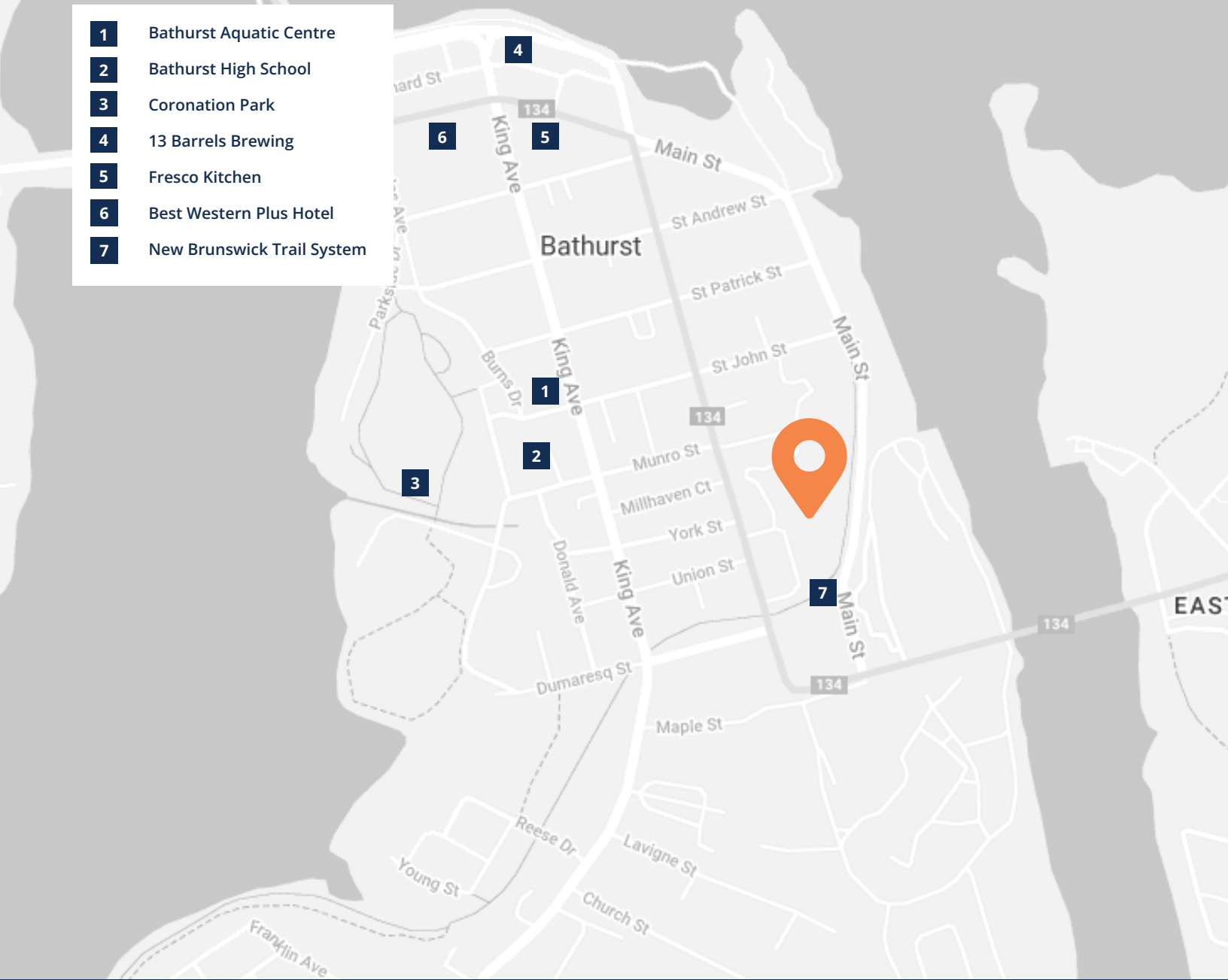
As the fourth largest metropolitan area in New Brunswick, Bathurst seamlessly blends tranquility with urban conveniences. Residents and visitors enjoy the serenity of nature alongside modern amenities.



In recent years, Bathurst has faced significant housing challenges. The October 2023 CMHC Rental Market Survey highlighted a zero percent vacancy rate in Bathurst for the year 2023. Economists point to the unprecedented population growth in New Brunswick, driven by both inter-provincial migration and immigration, as the cause for this housing shortage. The City of Bathurst stands to gain from a development project of this magnitude. The addition of multi-residential housing into the city's downtown core would alleviate the housing shortage.

Source: CMHC Rental Market Survey, New Brunswick, 2023; Cbc.ca

- 1** Bathurst Aquatic Centre
- 2** Bathurst High School
- 3** Coronation Park
- 4** 13 Barrels Brewing
- 5** Fresco Kitchen
- 6** Best Western Plus Hotel
- 7** New Brunswick Trail System



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