



Artist Rendering - proopsed project site plan

# BRUNSWICK

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COMMERCIAL REAL ESTATE

**Prime Development Opportunity in St.  
Stephen, New Brunswick**

FOR SALE  
**19 Budd Avenue**

St. Stephen | NB

**Paul Moore**

19 Budd Avenue | St. Stephen, NB  
Paul Moore



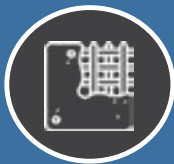
## Property Highlights

REDUCED PRICE  
~~\$1,600,000~~ \$1,400,000

Don't miss out on this unique opportunity to develop a prime piece of real estate in the heart of St. Stephen overlooking the St. Croix river. Whether you're looking to build residential units, a hotel, or a combination of both, 19 Budd Avenue offers the perfect foundation for your vision.

This 2.59-acre parcel of land at 19 Budd Avenue in St. Stephen, New Brunswick, presents an exceptional development opportunity. Originally acquired from the Town of St. Stephen in 2013, this site has undergone several strategic modifications, transforming its potential from a purely hotel-centric use to a versatile mix of hotel, residential, and commercial applications.

Preliminary plans for the land included the footprint for a \$20-million hotel development, which consisted of a 17,656 sq ft footprint for a five-storey structure. Development construction plans are available, including floor plans and layouts, to prospective purchasers who execute a NDA. The NDA is available by contacting listing agent.



**17,656 SF  
POURED CONCRETE SLAB**



**PEREMETER  
FROST WALL**



**INSTALLED PIPING  
PARTICULARS**

**BRUNSWICK**  
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12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

**Paul Moore**  
(506) 645-8488  
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<b>LOCATION</b>	St. Stephen, NB
<b>PID</b>	15194848
<b>ZONING</b>	Commercial, Waterfront Zone
<b>LOT SIZE</b>	2.59 acres
<b>TAXES (2024)</b>	\$4,566
<b>SALE PRICE</b>	<del>\$1,600,000</del> \$1,400,000

**Municipal Services:** Municipal water and sewer services are readily available, ensuring a seamless integration for further development.

**Utilities:** Electricity, telephone, and streetlights are already installed on the site.

**Safety Services:** The property is well-served by local municipal police and fire departments, providing a secure environment for future residents and guests.

**Easements and Encumbrances:** Right-of-way easement to allow access from the lands owned by the Company to the St. Croix River located to the south of the lands

**LOCATION:**

Situated within the vibrant downtown area of St. Stephen, NB. Overlooking the picturesque St. Croix River and the Municipality of Calais, Maine, USA. Located on the south side of Budd Avenue, next to the Garcelon Civic Centre, a \$20-million ice rink and community centre. St. Stephen is a major international border crossing with historical counts as high as two million travelers and nine thousand commercial trucks passing to and from the United States on an annual basis.







19 Budd Avenue | St. Stephen, NB

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NOTE: The Property is being sold on an "as is where is" basis. Without limiting the generality of the foregoing, an offer will be accepted on the basis that no representation, warranty, inducement or condition has been expressed, given or made or can be implied as to title, size, description, fitness for purpose or intended use, quantity, number, condition or quality of the Property or in respect of any other matter or thing whatsoever, and the offeror shall be deemed to have relied entirely upon his own inspection and investigation of the Property.

All offers must include "Schedule A"

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**BRUNSWICK**  
 any direct, incidental, consequential BROKERS

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