

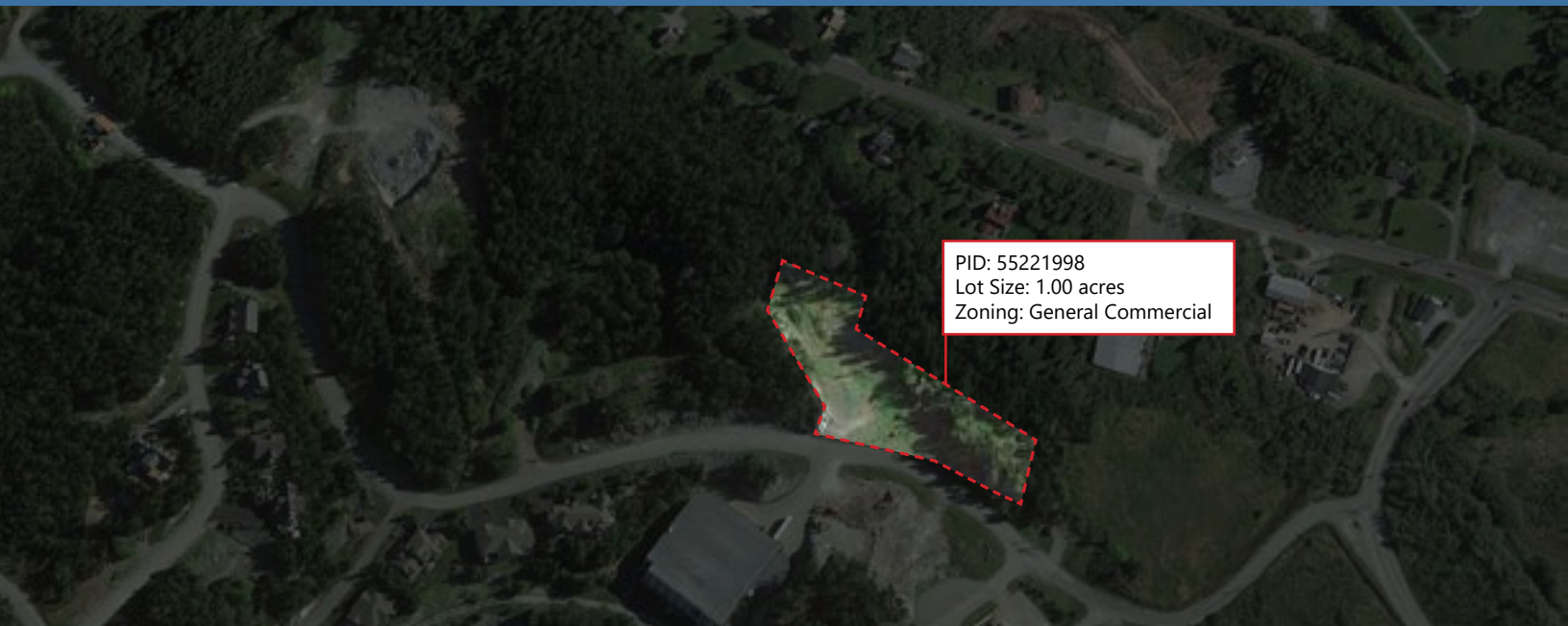


BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

FOR SALE
68 Drury Cove

Saint John | NB

Troy Nesbitt



Property Highlights

ASKING PRICE
\$199,000

1 ACRE commercial lot for sale in the Highlands of Drury Cove in Saint John, New Brunswick. The highlands of Drury Cove is an exclusive residential neighbourhood hugging the coast line of an inlet of the Kennebecasis River and surrounded by nature. Although the area is primarily residential, some land near the entrance to the development is commercially zoned. This 1 acre commercial lot presents a great opportunity for a buyer to develop the land to serve the growing needs of the area. The CG (General Commercial) zone allows uses such as retail, restaurant, day care, pet grooming, health & fitness facility and many more.



**EXCLUSIVE
NEIGHBOURHOOD**



**CLOSE TO
WATER**

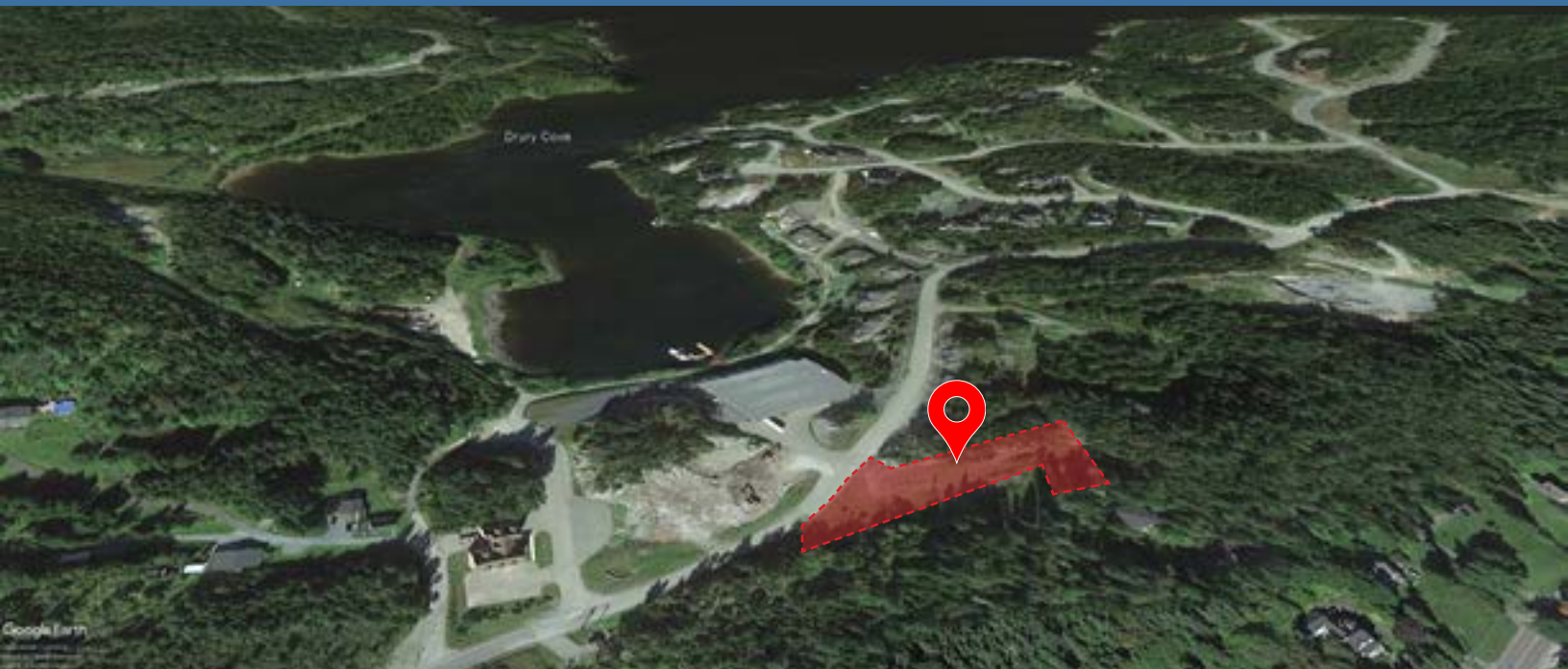


**GENERAL
COMMERCIAL**



**1.00
ACRES**

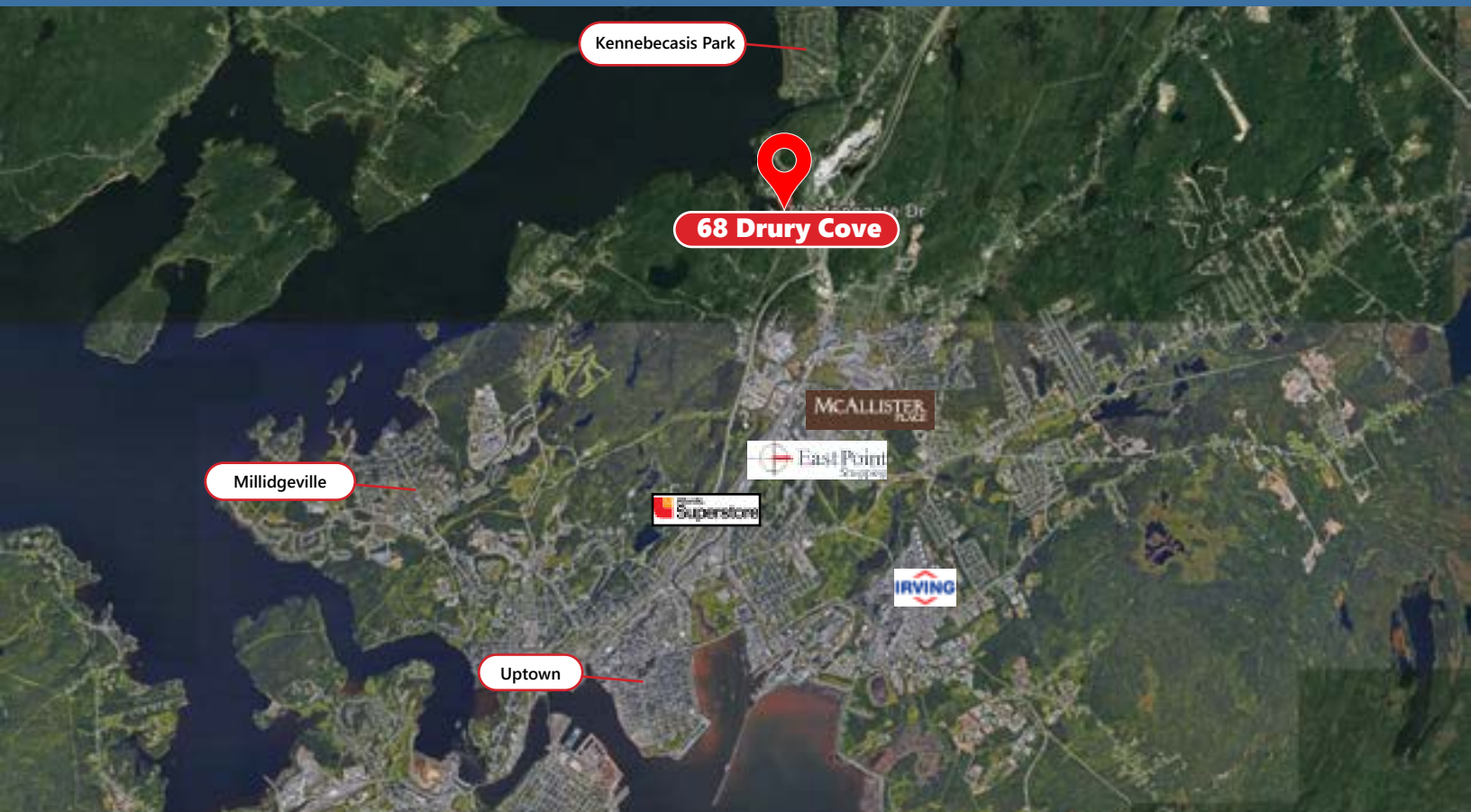




LOCATION	Drury Cove
PID	55221998
ZONING	General Commercial
LOT SIZE	1.00 acres
AVAILABILITY	Immediately
ASSESSED VALUE	\$138,100
TAXES	\$6,393.20
SALE PRICE	\$199,000



68 Drury Cove | Saint John, NB
Troy Nesbitt



Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



CG - General Commercial



11.7 General Commercial (CG) Zone

Municipal Plan Context



The General Commercial (CG) zone accommodates midsize commercial development that provides services and goods to the broader community and may contain residential uses.

The General Commercial (CG) zone is intended for land inside of the Primary Development Area that is designated Local Centre, Low to Medium Density Residential, Mixed Use Centre, or Stable Commercial. However, land in other appropriate designations could be zoned CG.



11.7(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following:

- Accommodation;
- Artist or Craftsperson Studio;
- Bakery;
- Banquet Hall;
- Bar, Lounge, or Nightclub, subject to paragraph 11.7(3)(a);
- Business Office, subject to paragraph 11.7(3)(b);
- Cannabis Retail, subject to section 9.21; (2018, C.P. 111-63)
- Commercial Group; (2016, C.P. 111-35)
- Community Centre;
- Community Policing Office;
- Contractor Service, Household;
- Converted Accommodation; (2023, C.P. 111-145)
- Crisis Care Facility; (2022, C.P. 111-142)
- Day Care Centre;
- Dwelling Unit, subject to paragraph 11.7(3)(c);
- Financial Service;
- Funeral Service;
- Garden Suite, subject to section 9.8;
- Grocery Store;
- Health and Fitness Facility;
- Health Services Laboratory;



General
Commercial Zoning





68 Drury Cove | Saint John, NB

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