

# \$159,900 - 170 And 174 Houlton Street, Woodstock

MLS® #NB090049

**\$159,900**

0 Bedroom, 0.00 Bathroom,  
Vacant Land on 2.91 Acres

N/A, Woodstock, New Brunswick

**\*\*RECENT PRICE IMPROVEMENT!\*\***

Welcome to a rare & exciting opportunity! This 2.9-acre building lot offers a world of potential, combining two spacious & vacant lots into one incredible package deal. Located adjacent to Houlton St is the first lot! But the real treasure lies beyond, as the second lot can be accessed via a deeded right-of-way/easement through the front property, leading you to a mesmerizing waterfront lot w/ direct water access to the serene Meduxnekeag River! Spanning & providing approximately 549 feet of water frontage, this scenic expanse is sure to captivate any nature enthusiast or water sports lover! The possibilities are boundless w/ this unique zoning configuration. The front lot is zoned for both one & two-unit residential use, whereas, on the other hand, the rear lot holds a valuable general commercial zoning, creating an exceptional setting for entrepreneurs looking to establish a thriving business along the picturesque waterfront - possibly an excellent prospect for a variety of residential developments, such as condominiums, row homes or semi-detached dwellings! Investors, developers & dreamers alike will find immense value in this double-lot opportunity. Whether you're seeking to create a vibrant residential community or envisioning a bustling commercial hub w/ breathtaking river views, this property offers the perfect canvas to make your vision a reality. Don't miss your chance to secure this prime real estate gem! (id:6289)



## Essential Information

Listing #	NB090049
Price	\$159,900
Bathrooms	0.00
Acres	2.91
Type	Vacant Land
Sub-Type	Freehold

## Community Information

Address	170 And 174 Houlton Street
Subdivision	N/A
City	Woodstock
Province	New Brunswick
Postal Code	E7M1Z1

## Amenities

Amenities	Golf Course, Marina, Recreation Nearby, Airport, Shopping
Features	Level lot, Treed, Golf course/parkland, Industrial mall/subdivision
Is Waterfront	Yes
Waterfront	Waterfront on river

## Exterior

Exterior Features	Not landscaped
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## Listing Details

Listing Office	EXIT Realty Platinum
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