

\$584,900 - Route 102, Pokiok

MLS® #NB112830

\$584,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 32.86 Acres

N/A, Pokiok, New Brunswick

This strategically located parcel offers an exceptional investment opportunity for future development. With direct highway exposure from both Hwy 102 and Hwy 2, this property is ideally suited for various commercial ventures and once served as a 23 lot mini home park. Unique Features: On-Site Aggregates: The property holds all the necessary aggregates for development right on the same PID, which could result in substantial cost savings. The land features rock on one side and gravel on the opposite side, offering a comprehensive resource for construction needs. Gemtec performed tests on the rock on June 24, 2024, and these results are available upon request. The property benefits from a paved provincial road (Pokiok Rd) leading into the property, along with a gravel road (D.A. Young Parkway) running through it, ensuring easy access and mobility within the site. Potential Uses: Gas/Convenience Store: Capitalize on the high-traffic area and highway exposure to serve travelers and locals alike. Card Lock Service for Transports: Ideal for commercial transport services, offering easy access and convenience for truck drivers. Whether you're looking to develop a service station, a transport hub, or another commercial venture, this property's prime location, available resources, and existing infrastructure make it a highly attractive option. The possibilities are vast, don't miss out on this golden opportunity to invest in a growing area with immense potential. (id:6289)



Essential Information

Listing #	NB112830
Price	\$584,900
Bathrooms	0.00
Acres	32.86
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	Route 102
Subdivision	N/A
City	Pokiok
Province	New Brunswick
Postal Code	E6G1N9

Amenities

Features	Treed, Visual exposure
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Listing Details

Listing Office	eXp Realty
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