

\$21,900 - Lot 1 Route 170, Oak Bay

MLS® #NB123540

\$21,900

0 Bedroom, 0.00 Bathroom,
Vacant Land on 1.00 Acres

N/A, Oak Bay, New Brunswick

Welcome to this highly sought-after 1-acre commercial lot, ideally situated with convenient access to all major amenities in St. Stephen, New Brunswick. Located directly across from the well-known Red Rooster Country Store/Esso and positioned between 254 and 301 Route 170, this property offers exceptional visibility and exposure in a high-traffic area. The lot features partially cleared frontage with a gravel entrance, while the rear portion remains wooded, providing natural beauty and flexibility for development. A picturesque feature of this property is Meadow Brook, which runs through the back of the lot, adding charm and potential landscape appeal. Just a 10-minute drive to the CanadaUSA border at Calais, Maine, this location provides seamless access to cross-border business opportunities and is bordered by the scenic Saint Croix River. Dont miss this exceptional opportunity to invest in a well-located commercial parcel with strong development potential. (id:6289)



Essential Information

Listing #	NB123540
Price	\$21,900
Bathrooms	0.00
Acres	1.00
Type	Vacant Land
Sub-Type	Freehold

Community Information

Address	Lot 1 Route 170
Subdivision	N/A
City	Oak Bay
Province	New Brunswick
Postal Code	E3L2S3

Amenities

Amenities	Golf Course, Recreation Nearby, Hospital, Airport, Shopping
Features	Treed, Golf course/parkland

Listing Details

Listing Office	Keller Williams Capital Realty
----------------	--------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 26th, 2025 at 7:01pm PDT