



Colliers

Asking Price:

\$149,900

For Sale | Vacant Lot, Champlain Street, Dieppe, NB

# 32-acre development opportunity in Dieppe

This parcel is well located on a main thoroughfare providing exceptional access, visibility and exposure.



Close to  
highways &  
airport



Zoned for  
multiple  
usages

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# Salient Facts

Type

**Vacant Land**

Location

**Champlain Street, Dieppe,  
NB**

Land Area

**32 Acres**

PID

**01011311**

PAN

**2238196**

Zoning

**CE - Commercial Champlain  
East; & RA - Rural Zone**

Property Assessment

**\$145,700**

Tax Levy

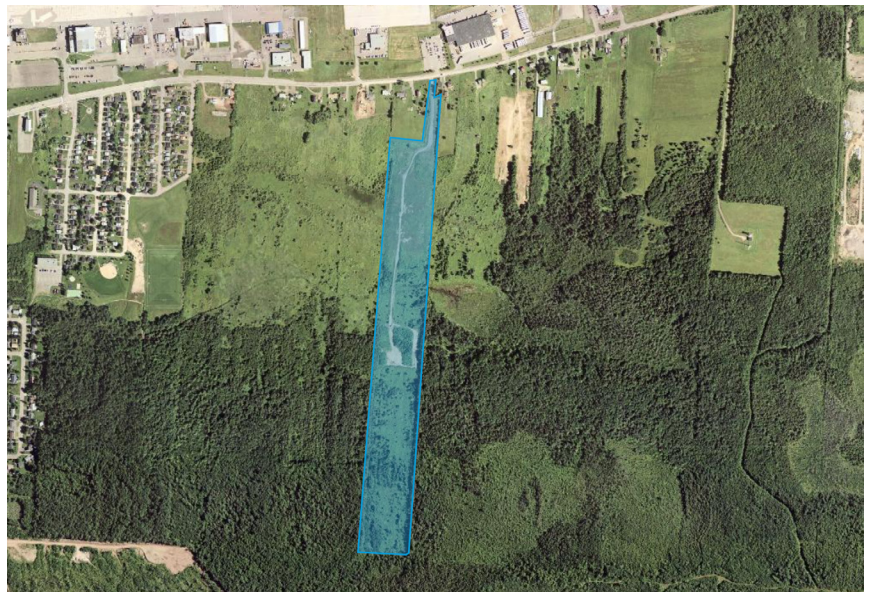
**6,574.21**

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# Opportunity

This 32-acre lot is extremely well located directly on Champlain Street in the City of Dieppe. The site is located just across from the Moncton Flight College. Furthermore, the property can easily accessed from the Trans-Canada Highway.

The parcel is zoned a combination of CE (Commercial Champlain East) to the front and RA (Rural Zone) to the rear of the property allowing for numerous potential usages.

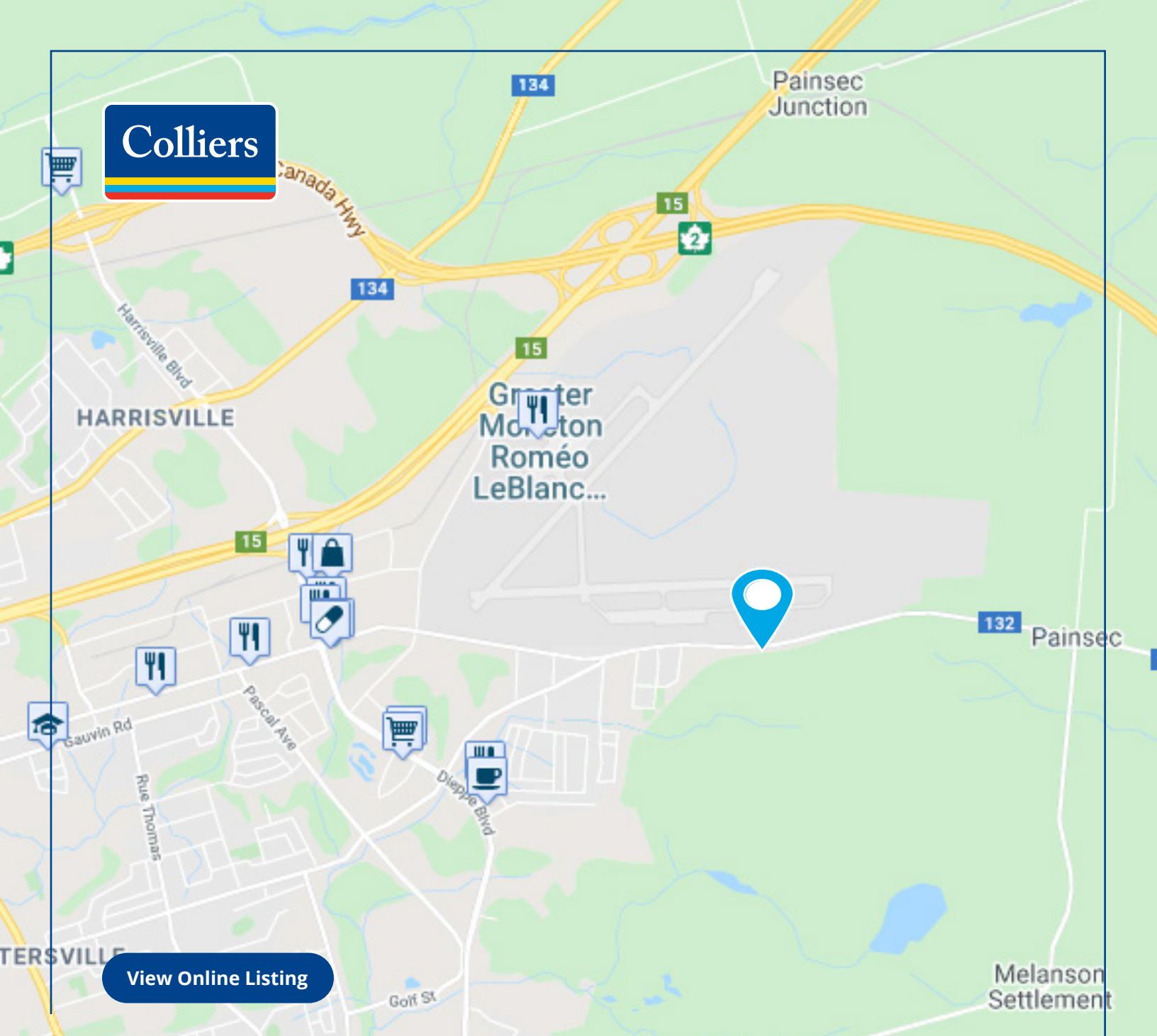


## The location

Dieppe has become a destination where many companies are choosing to expand and do business for the following reasons:

- Located near three national and provincial highway networks with direct access to the Greater Moncton Roméo-LeBlanc International Airport, you access to more than two million consumers within a mere 300-km radius.
- It is the second fastest-growing community in Atlantic Canada and is part of the fastest growing Census Metropolitan Area east of Saskatchewan.
- The workforce is highly skilled, very loyal and bilingual (English and French). As well, more than 64% of Dieppe residents have a post-secondary diploma.

This is your opportunity to ride the curtails of the continued growth of the City of Dieppe.



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[View Online Listing](#)

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