

# **\$2,250,000 - 2532 Rte 115**

---

## **Listing ID: M141568**

**\$2,250,000**

Vacant Land

2532 Rte 115, Irishtown, New Brunswick,  
E1H2M4

Superior investment opportunity for now and in the future! Ripe with great potential in the very popular community of Irishtown. This 110 acre property is available for it's next investor to develop and or sale of residential building lots or homes. This is truly "a one of a kind property" and is situated with approximately 600 feet of road frontage on Route 115 Irishtown Road. The property also moves west/southwest all the way back with approximately 900 feet of road frontage on Route 490 McLaughlin Road. The potential does not stop there! The land runs Northwest along the entire Maplewood Golf Course. There is building lot potential along four of the 18 holes. There is a small spring fed pond in the middle of the property approximately 30 feet in diameter. This property is zoned currently as "mixed use farm". There is currently a 50 year old 3 bedroom home on the property with well and septic. The home is certainly inhabitable. There are two barns in the front that are useable and one in the back that needs removed. There are also two wells separate from the home that support two of the barns. All buildings are sold as where is condition. Approximately 40 percent of the land is treed with hardwood not harvested by current owner and softwood with 20 year growth. Call today

# \$2,250,000 - 2532 Rte 115

---

for your private viewing. (id:33159)

MLS®, REALTOR®, and the associated logos are trademarks of The Canadian Real Estate Association

Data Provided by: Greater Moncton REALTORS® du Grand Moncton

Last Modified: 28/04/2023 02:27:20 PM

Listing Office: Keller Williams Capital Realty