

# \$774,900 - Lot Irving BLVD

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## Listing ID: M150622

**\$774,900**

Vacant Land

Lot Irving BLVD, Bouctouche, New Brunswick, E4S3L8

**\*\*DRONE VIDEO TOUR CLICK 3D MEDIA\*\* WOW!! ALMOST 21 ACRES OF WATERFRONT LAND!** This is the perfect spot to build your dream home or cottage. Centrally located in the heart of Bouctouche and on one of the most sought after rivers in the area, this truly is your own piece of paradise. Enjoy life by the water, canoe, kayak, boat all in your very own back yard! Highly sought after river in the area, sure not to disappoint stunning views and water access! Not only can this land be used as personal use for your OWN CONSTRUCTION WITH FRIENDS AND FAMILY BUT IT HAS THE POTENTIAL OF A BUSINESS OPPORTUNITY this lot could potentially be converted into a subdivision. Possibilities are endless as it could potentially be divided into multiple lots. Lot 20-1 (+/- 2.41 Acres), Lot 20-2 (+/- 2.74 Acres), Lot 20-3 (+/- 2.39 Acres), Lot 20-4 (+/-2.19 Acres), Lot 20-5 (+/- 3.58 Acres), Lot 20-6 (+/- 2.54 Acres), Lot 20-7 (+/- 2.02 Acres), Lot 20-8 (+/- 2.46 Acres). Complete the project, keep yourself a lot, sell the others. !Minutes away to many amenities including restaurants, convenience stores, pharmacies, clinics, grocery stores, tourist attractions, hospitals, beaches, wharfs, ATV and snowmobile trails just to name a few! Only 2 minutes to

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highway 11 and 35 minutes to Moncton, this place makes it quick and easy to get to a major city and access major retail stores such as Costco ! Multiple local communities around! For more information, please call, text or email. (id:33159)

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Listing Office:Exit Realty Associates