

Price: \$89,900	MLS® #: 04312611
Status: Active	
Legal Descr.:	
Address: 157 CANADA ST	
City: FREDERICTON, E3A 3Z7	
Side of Road:	
Lot Size : 4.52 ACRES/1.83 HECTARES	District: FRN
	Sub-Dist: H1
House Dimensions: 0	Zoning:
Elem Schl:	Sec. School:
Possession:	



Overview Attention developers! Excellent opportunity awaits you! Approximately 4.5 acres on Canada St. (just across from Dodona Place) in popular historic Marysville.

Directions 157 Canada St., across from Dodonna St.

Type: Vacant Lot(s)	Heating:	Exterior:
Style: Vacant Lot	Garage Type:	Driveway:
Title to Land: Freehold	Water: None	Foundation:
Property Size: 3.0 - 9.99 Acres	Sewer: None	Features:
Land Features:	Services:	Roof:
Access:	Rental Equipm.: None	Flooring:

Inclusions

Exclusions

Bedrooms: 0	Sign: Yes	Garage : No	Gar.Details:
Bathrooms: 0 \	Lockbox: No	SPIS: No	Water Access: Water:
Rental Income:	Road:		
Building Age:	On Land Titles: NO		

Floor	Room	Size	Floor	Room	Size
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Assessment: **\$16300** Taxes: **\$472 (2011)** Improvements:

Condo Fee: Mobile/Leased Land F:

Listing Office: **Exit Realty Advantage** :