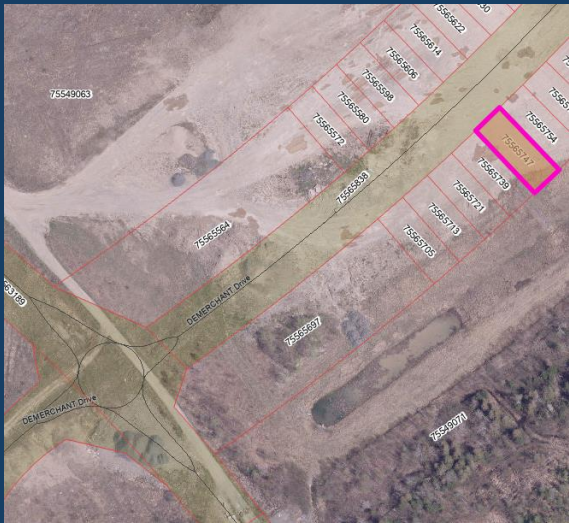




Parcel Summary

54 DeMerchant Drive, Fredericton



54 DeMerchant Drive is a standard building lot located on the North Side of Fredericton. Located off Cuffman Street, the property is close to several schools, and commercial complexes including gas stations, food and beverage establishments, and retailers. Located along bus routes and in close proximity to recreational complexes and active transportation trails.

Site Details		Distance to Amenities	
PID	75565747	Elementary School	450 m
Civic	54 DeMerchant Drive	High School	1.3 km
Assessed Value	\$60,800.00	Grocery Store	2.9 km
Site Services	Municipal water & sewer	Bus Stop	1 km
Zoning	R-5	Public Park	450 m
Lot Size	350 m ²		

Permitted Housing Type:	Single Detached Dwelling
-------------------------	--------------------------

This lot is available to buyers who qualify for the Affordable Home Ownership Program which is administered by the City of Fredericton. More information on the Program and application details can be found at the following link:
<https://www.fredericton.ca/business-development/development-zoning/financial-incentives>