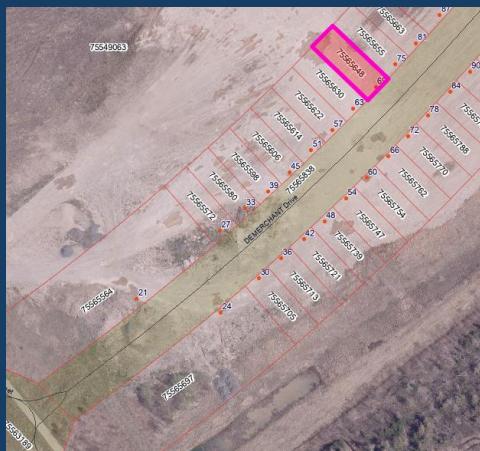




# Parcel Summary

## 69 DeMerchant Drive, Fredericton



69 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	
<b>PID</b>	75565648
<b>Civic</b>	69 DeMerchant Drive
<b>Assessed Value</b>	\$60,800.00
<b>Site Services</b>	Municipal water & sewer
<b>Zoning</b>	R-5
<b>Lot Size</b>	345 m <sup>2</sup>
<b>Restrictive Covenant</b>	C-961

Distance to Amenities	
<b>Elementary School</b>	450 m
<b>High School</b>	1.3 km
<b>Grocery Store</b>	2.9 km
<b>Bus Stop</b>	1 km
<b>Public Park</b>	450 m

### 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>

For more information contact:

**Ryan Seymour**  
**Manager of Real Estate**  
**City of Fredericton**  
P: 506-460-2637  
ryan.seymour@fredericton.ca