



Highway Commercial Development Opportunity

11001 Route 10, Youngs Cove NB

ONE.

A great opportunity, well-positioned for growth
in an under-serviced, tourism-rich area of New Brunswick

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[CLICK HERE TO WATCH THE VIDEO](#)

ONE Real Estate Advisors is pleased to offer for sale a +/- 2,200 sq.ft. mixed-use building situated on 5.44-acre highway commercial lot at the intersection of Trans-Canada Highway 2 and NB Route 10; the gateway to Fundy National Park.

The site is improved with a surface parking, geothermal heating and an oversized septic system to accommodate a larger commercial development. There is additional acreage also available adjacent to this opportunity.

This development opportunity is being offered at \$569,000

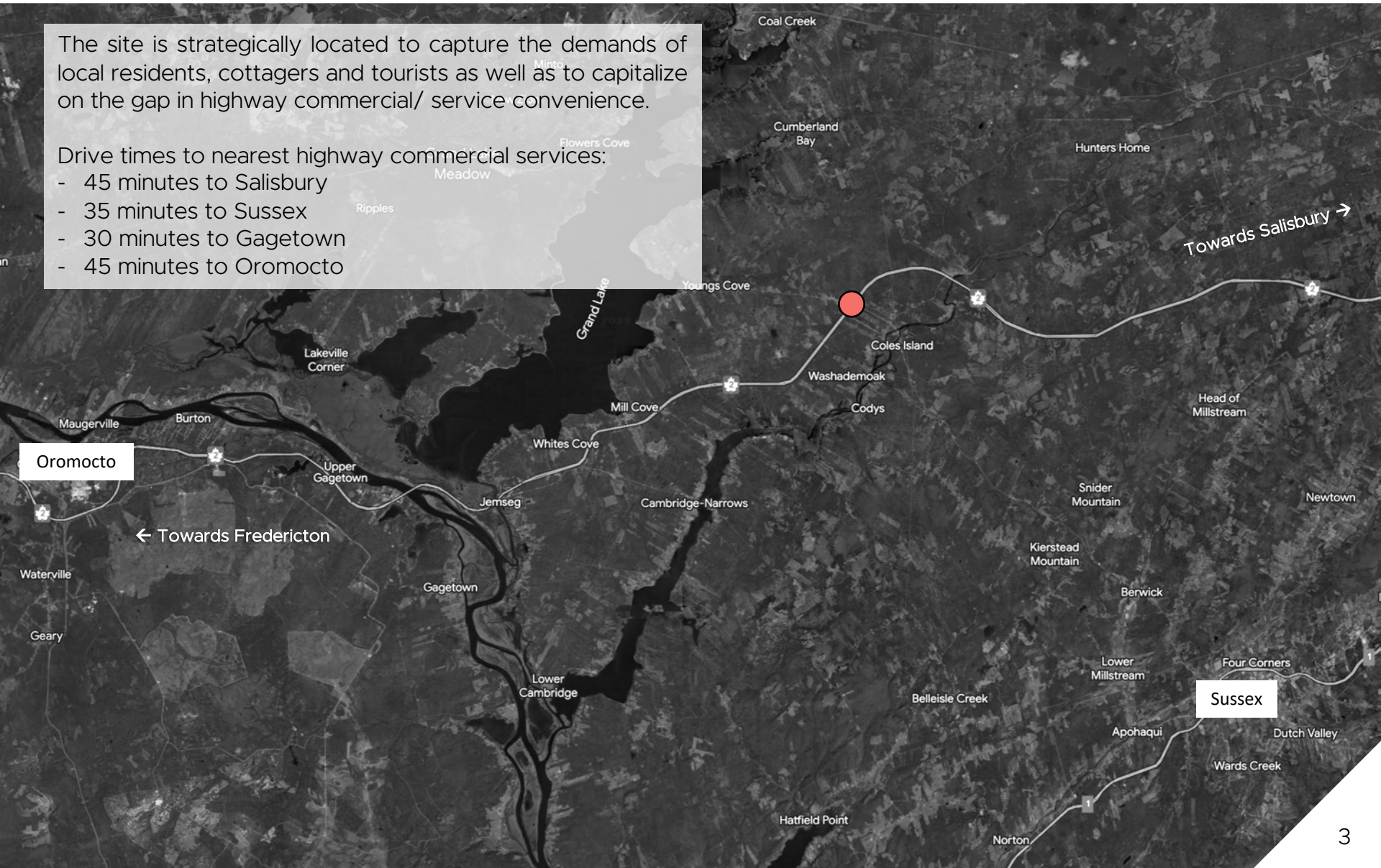
Nestled perfectly halfway between Moncton and Fredericton;
the opportunity at Exit 365 offers the perfect stop for travelers.

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The site is strategically located to capture the demands of local residents, cottagers and tourists as well as to capitalize on the gap in highway commercial/ service convenience.

Drive times to nearest highway commercial services:

- 45 minutes to Salisbury
- 35 minutes to Sussex
- 30 minutes to Gagetown
- 45 minutes to Oromocto



Visibility. Position. Access.
Endless development possibilities.

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*Lot lines are approximate

Exit 365 off the Trans-Canada Highway offers travelers the perfect stopping point for fuel, coffee, food and much more!

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With over 35 tourist vacation destinations within a 30 Km radius and its prime location near Grand Lake, New Brunswick's cottage country, the site is well-positioned to host a variety of uses:

- Fuel/ EV charging station
- Convenience store
- Grocery store
- Coffee/ Fast Food
- Craft/ Farmer's Market
- Snack/ Ice Cream Bar
- Family Restaurant
- Amusement Park
- RV & Boat Sales Centre
- Camping or Cabin Rentals
- And much more!

Fuel/ EV
Station



Coffee &
Fast Food



High Seasonal
Traffic Counts



This segment of the Trans-Canada Highway sees vehicle traffic over 17,000 AADT and increases to nearly 34,000 AADT during the peak summer vacation months, making this site the ideal one-stop shop for travelers.

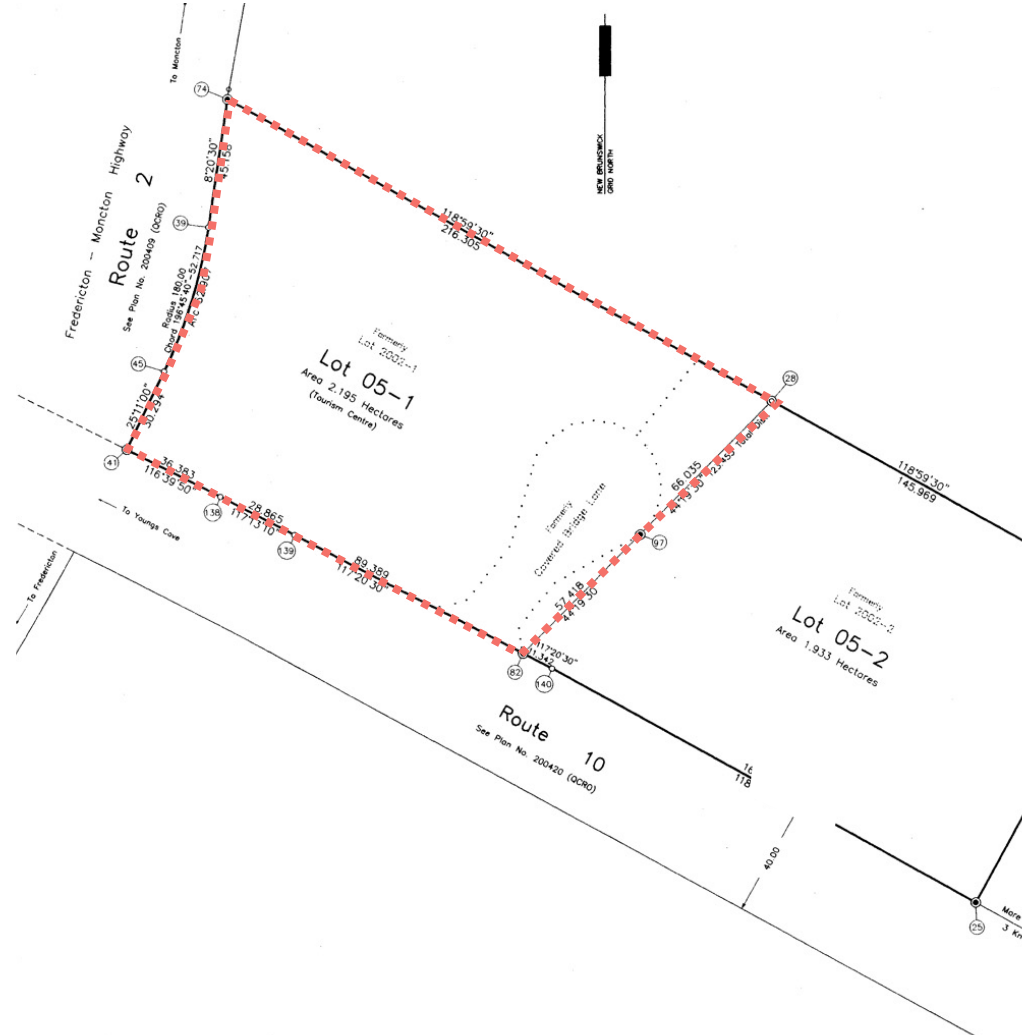
Perfectly positioned to capture east and west-bound traffic.
From tourists to cottage residents and everybody in between.

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Ideal for Fuel or EV Station



Ideal Stop for Quick Service Food



A unique location, only a few minutes away from New Brunswick's largest open body of water and a top tourist destination.

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Grand Lake is a lake located in central New Brunswick, Canada. It is approximately 40 kilometres east of Fredericton; and the province's largest open body of water being a total of 20 kilometers long and 5 kilometres wide. The lake drains through the Jemseg River and the Grand Lake Meadows into the Saint John River.

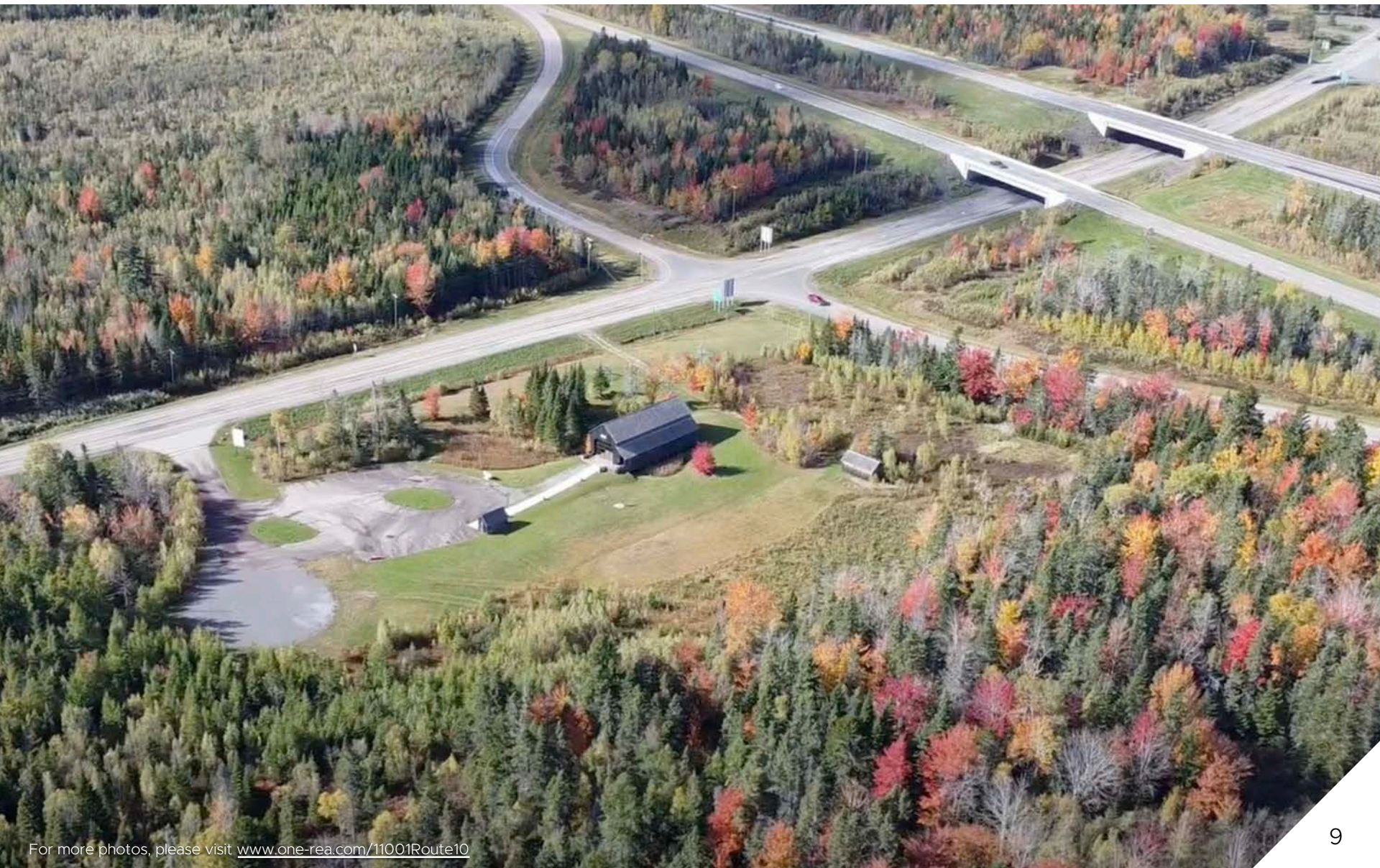
Today, the lake is popular for recreational activities for both locals and many visitors, with several beaches, cottages, and campgrounds and other vacation accommodations and attractions along its shores. This large body of water acts as a heat sink, moderating local temperatures and creating the warmest climate in the province which extends the growing season. There is also a small aerodrome, Cumberland Bay Water Aerodrome, located in a bay of the same name on the east shore of the lake.*

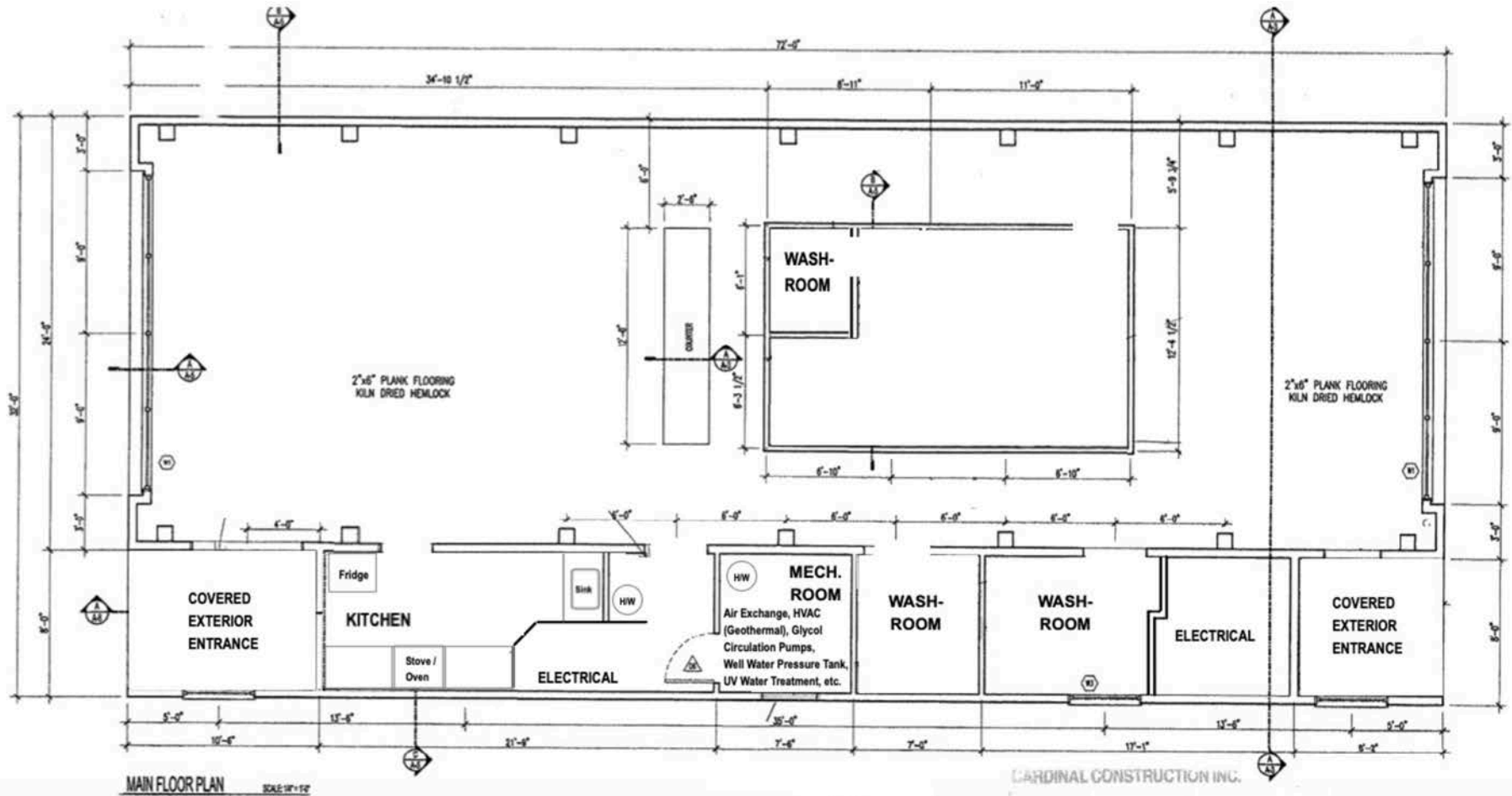
The Grand Lake and surrounding areas are currently under-served in terms of fuel, food, convenience and overall services.

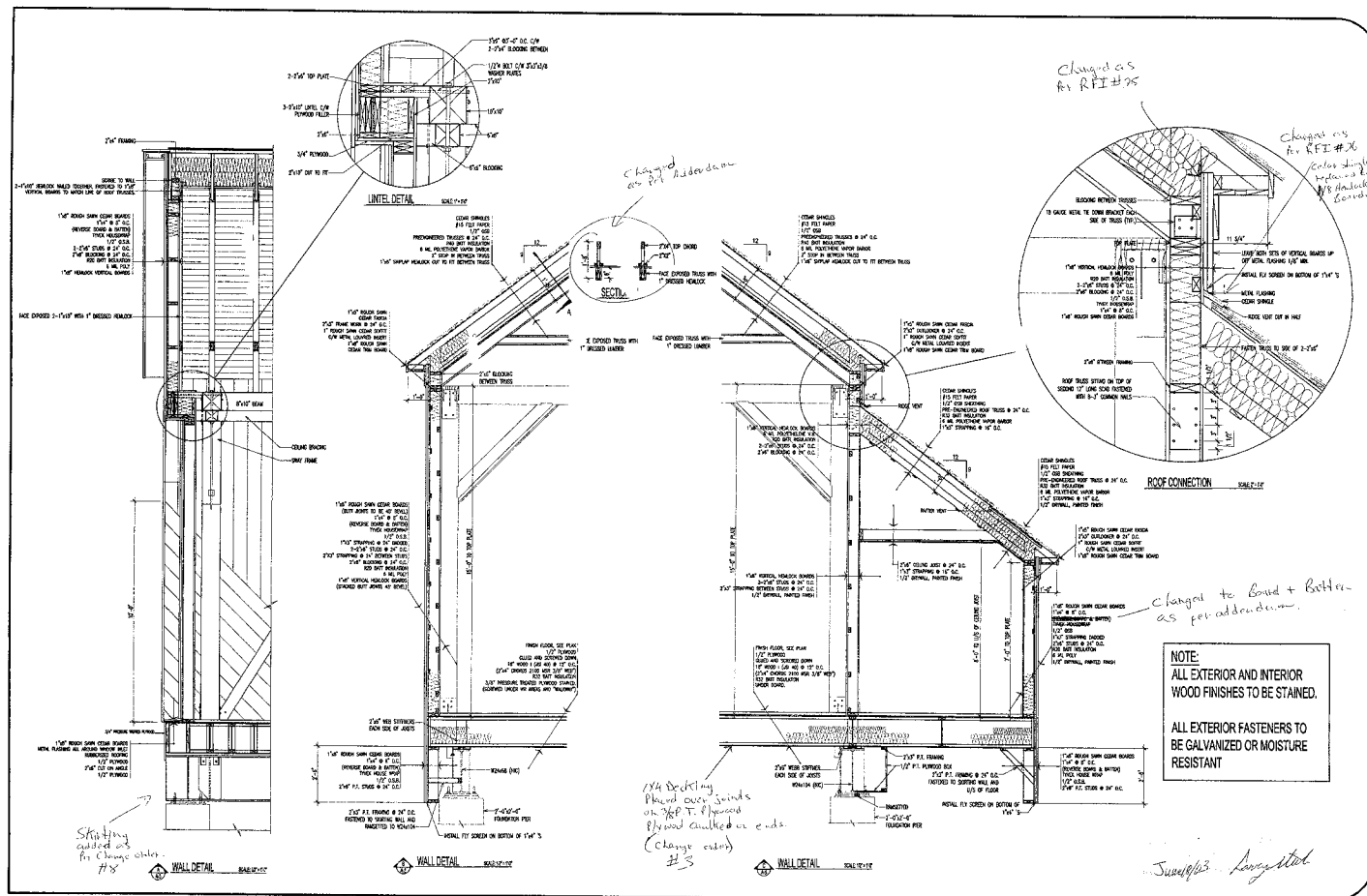
*Lot lines are approximate

*Source: Wikipedia









General Note

ALL WORK TO BE DONE TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA.

THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS AND HE IS TO REPORT ANY DISCREPANCIES TO THE OWNER FOR REVISION PRIOR TO PROCEEDING WITH WORK.

ALL FINISHES TO BE APPROVED BY THE OWNER.

POLYLINE DESIGNS
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Drawing Title		SECTIONS	
Project No.	01-113	Drawn By	TDF/KAP
Date	JANUARY 2003	Scale	AS SHOWN

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