

\$450,000 - 2094 Route 133

Listing ID: M153593

\$450,000

, 4500 square feet

Industrial

2094 Route 133, Grand-Barachois, New Brunswick, E4P8J9

Fantastic opportunity to own your own business in Grand Barachois, just moments from the highway! This remarkable property boasts a multitude of features for convenience. Experience the added benefit of in-floor heating in the service bays, tech room, and sales area. Additionally, the property is equipped with 220 amp 3-phase wiring for optimal power supply. A brand-new roof was recently installed in 2021, ensuring durability and peace of mind. For added security, a state-of-the-art alarm system with five surveillance cameras and a backup hard drive is already in place. Step into the reception area and enjoy the comfort provided by the heat pump, which was installed in 2022. In the garage area, you'll find top-of-the-line equipment, including a 4-post wheeltronic service rack and a slide pneumatic air lift jack with a weight capacity of 12,000 lbs. Moreover, a 2-post asymmetric giro lift is also included. To facilitate your smooth transition, all necessary tools and equipment for a fully functional working garage are included in the price, and a detailed list can be provided upon request. Don't miss out on this extraordinary opportunity call to schedule your visit. (id:24320)

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