

\$2,600,000 - 337-339-341-343-345 Mountain RD

Listing ID: M154820

\$2,600,000

, 16000 square feet

Multi-family

337-339-341-343-345 Mountain RD,
Moncton, New Brunswick, E1C2M5

Prime Commercial property available in the heart of Moncton, NB. Offering 13 residential units. 9 1-bedroom units, 3 2-bedroom units, 1 bachelor unit and 5 commercial units with one commercial unit occupying two commercial spaces.

Superintendent on site. One-coin operated washer and dryer. Built in 1946. PID number is 00735340 and the 2023 property taxes are \$21,970.97 with a 2023 assessment at \$847,200. Roof is rolled out asphalt and approx. 15yrs old. Each unit has its own electrical meter and tenants pay their own heat and lights, but the 2 hot water tanks are running off an oil boiler and paid by the owner. Fiberglass oil tank is approx. 15yrs old and is located outside. There is a basement under the main floor commercial units. There will be HST on the sale for the commercial units. Potential buyers may view 2-3 residential units with 24-48 hours notice and may see the rest of the residential units once an accepted offer is in place. Commercial units may be visited anytime when the store is open and once there is an accepted offer then the basement of each commercial unit will be shown. Viewings will only be set up with potential buyers that prove they have the financial capability to purchase this property. Financials will be

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available upon request. (id:24320)

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Listing Office: Assist 2 Sell Hub City Realty