

# \$549,900 - 59 Ohio RD

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## Listing ID: M155250

**\$549,900**

, 2988 square feet

Business

59 Ohio RD, Shediac, New Brunswick,  
E4P2J8

Welcome to 59 Ohio Road in Shediac.  
**PRIME LOCATION IN HIGH TRAFFIC  
AREA WITH PLENTY OF EXPOSURE!!  
CLOSE TO THE HIGHWAY!!** The  
property was previously used as a dog  
groomer and training studio but has endless  
possibilities. The main level is currently two  
commercial units that could easily be  
opened to create one large unit. Both sides  
have a front door and access to the back  
warehouse space. The main level also offers  
an office, bathroom, laundry area and plenty  
of storage space. The second level is a  
residential unit with access from the back of  
the building and is currently used as an  
Airbnb. This open concept unit features a  
bright living room with mini-split and  
private balcony, dining area and kitchen  
with island and ample cupboard and  
countertop space. The unit has 2 bedrooms  
including a large primary bedroom with  
mini-split and walk-in closet. There is also a  
full bath and separate laundry room.  
Additional features include: many water  
hookups throughout the units. Private  
parking at the front of the property with  
additional parking at the back. The main and  
top units are separated by a cement floor to  
reduce noise from the commercial unit. The  
residential unit has a separate 200-amp

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panel. The property is close to Parlee Beach and all Shediac amenities. This is a great investment opportunity in an ideal location. Call for more details or to book your private viewing. (id:24320)

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