

\$199,900 - 10961 Route 126

Listing ID: M155305

\$199,900

, 4101 square feet

Business

10961 Route 126, Rogersville, New
Brunswick, E4Y2L6

Discover the potential at 10961 Route 126 in Rogersville New Brunswick. Route 126 is a bustling thoroughfare that connects Miramichi and Moncton plus many other communities and villages throughout the province. This exceptional newly renovated self-storage facility presents a golden opportunity for the savvy investor or business owners alike. The building is situated on a small portion of the sprawling 1.75-acre lot leaving +/- 1.2 acres to further develop to your needs. This property currently boasts 30 self-storage units, a roughed-in washroom and two spacious offices accompanied by unused storage area that could be converted to 5 additional storage units. There is also a semi-enclosed parking pad in the back for boats or recreational vehicles. Your facility will enjoy maximum visibility and accessibility, attracting a wide customer base from the transportation services to travelling tradesmen and local residents just to name a few. The two large offices would be perfect for an on-site small business with the self-storage providing a steady supplementary income stream. The property is served by municipal sewer and water would be via private well that would need to be added. Call, email or text to discuss this

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opportunity and book a on-site visit. HST is applicable and not included in sale price. No income - expense statements available; property is vacant. (id:24320)

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