

# \$899,800 - 1925 Golden Grove RD

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## Listing ID: M156972

**\$899,800**

, 2584 square feet

Retail

1925 Golden Grove RD, Saint John, New Brunswick, E2N2A2

Presenting Golden Grove Convenience Store an extraordinary 9.36-acre property to Dolan Lake, offering an incredible waterfront land/view and expansive land along the public road. This listing includes both the business and a recently renovated house with a garage, providing a compelling opportunity for potential buyers seeking a turnkey investment. The sellers conducted a comprehensive renovation of the living space in 2013, featuring new laminate flooring, kitchen cabinets and sink, windows, water heater, bath booth, toilet, vanity, doors, lighting, ramps, and fresh painting. Additionally, in 2017, notable upgrades such as a new roof, POS system, security system, and sump pump were implemented. Further improvements include new store LED lighting in 2022. The owners currently reside in the attached two-story house, featuring two bedrooms, one bathroom, a living room, kitchen, family room, laundry room, ample pantry spaces, garage, and landscaped front and backyards with grass, apple, lilac, maple, cedar trees, and numerous varieties of nature greets you. Alternatively, the property allows for the potential of additional rental income or the construction of a personal cottage on the expansive land. Choose to be the owner of a

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convenience store business, a two-story house, and over 9.3 acres of land, offering a lifestyle beyond that of a two-bedroom condominium owner! Inventory costs are additional and will be calculated before the closing day. (id:24320)

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Listing Office:Exit Realty Associates