

# \$584,900 - 73 John Eagles RD

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## Listing ID: M157587

**\$584,900**

, 10374 square feet

Business

73 John Eagles RD, Monteagle, New  
Brunswick, E4J1S7

Welcome to 73 John Eagles Rd. If you're looking for a large warehouse or shop just 20 minutes from Moncton and 5 minutes from a main highway, this is the perfect opportunity for you. The total square footage of all the buildings is just over 10,300 sq ft of space. The main building has just over 8,350 sq ft with another attached side building for storage with just over 1,020 sq ft and a 32'x 32' detached garage. The ceiling heights of the long part of the main building are 12.6 feet for the front and back portion, while the middle part is 10 feet. The front garage door is 11 ft high x 14 ft wide, and the back garage door is 11 ft high by 10 ft wide. The right side portion of the building has a ceiling that goes from 11 feet in the lowest portion up to 16 feet with a 10 ft high x 12 ft wide garage door. All buildings have concrete floors, except the 1,020 sq ft side storage, which has a gravel floor. The main building has three bathrooms, one kitchenette area and two offices. The service entrance is a 400 amp, 347/600 volt Three Phase service and has 4 separate meters to be able to have 4 different tenants. The buildings are heated with 3x 600 volts 20kw heaters and baseboard heaters. The building also has a remote cellular access security camera

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system and alarm system. The 1.67 lot has plenty of yard for parking and is well-lit. Don't wait, call your real estate agent today. (id:24320)

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