

\$695,000 - 168-170 Main ST

Listing ID: M158836

\$695,000

, 6000 square feet

Business

168-170 Main ST, Shediac, New
Brunswick, E4P2C9

Attention investors looking for a great opportunity to own property on a desirable part of Main Street Shediac. Check out this 1.91 acre lot zoned general commercial with a main 6000 sq.ft. building that is currently divided into three separate units. The first unit features a reception/waiting area, an office, three service bays, a stock room, and a washroom. The second unit offers two service bays and a 2-piece bathroom, while the third unit offers a reception area, two offices, two 2-piece bathrooms, two service bays and a large storage area. There is also a large 1998 sq.ft. storage building sitting on the same property. Imagine the opportunities presented to you, as an owner-occupied business in this high-traffic area, offering a high visibility for your business. This area of town is well developed and provides a nice mix of commercial businesses and nearby amenities. The property is easy to get into and out of, offering easy access from the main road, and the paved parking lot enhances customer and tenant experience. The main property features three separate 200-amp breaker panels, video surveillance, an alarm system, and a range of garage doors to accommodate various needs. With 13-foot-high ceilings and a step-down mechanic pit.

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The on-site storage building has its own 200-amp breakers, an alarm system, and a 9' x 10' garage door. The sale includes the real property only, and not the currently operating businesses. Contact REALTOR® now for more information. (id:24320)

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Last Modified: 23/04/2024 12:41:34 PM

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