

# \$479,900 - 11001 Route 10

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## Listing ID: M158900

**\$479,900**

, 2000 square feet

Business

11001 Route 10, Youngs Cove, New Brunswick, E4C2G5

This high traffic site is the ideal location for your next business venture! With flexible zoning the opportunities are endless!

Potential includes but not limited to a Fuel /EV Station with convenience store, drive thru, Coffee Shop, Restaurant, Distillery, Brewery, Market, special events rental, Airbnb, vacation rental, Campground, Antique Shop, RV/Boat Sales, and more!

Property is strategically located between Moncton & Fredericton at Hwy Exit 365, at the Route 10 intersection, which is the main access route for travellers going to popular Fundy National Park, Sussex, Grand Lake, Cambridge Narrows, and Coles Island.

Average daily traffic count is estimated at 17,000 and peak counts can increase to 33,000 vehicles during the summer due to increased vacation travel. The main building was originally a Visitor Information Center and designed to look like an iconic NB Covered Bridge. Featuring 13-foot high ceilings, attractive beams, lighting, geothermal heat pump for efficient heating and cooling and scenic nature views. On over 5 acres this commercial grade building has been well maintained and was recently renovated with 3 newly renovated washrooms, kitchen, and new appliances. Extensive site work includes a paved

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driveway and parking lot, drilled well, underground electrical services, and a commercial grade septic system with lift station designed to accommodate 80 washroom visitors per half hour. Contact REALTOR® for viewings. (id:24320)

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Last Modified: 29/04/2024 02:20:20 PM

Listing Office: Keller Williams Capital Realty