

# \$475,000 - 4 Sloan DR

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## Listing ID: M159104

**\$475,000**

, 4059 square feet

Industrial

4 Sloan DR, Sackville, New Brunswick,  
E4L4K7

Introducing this Sackville Industrial Park gem at 4 Sloan Drive in the Sackville Industrial Park. This well-maintained building was constructed in 2003, further enhanced with two additions in 2014 and 2016. This expansive space offers a versatile layout designed to meet diverse business needs. In the first portion of the building, you'll discover a well-appointed garage bay, complemented by a convenient stockroom, a two-piece bathroom, and an inviting office space. Adjacent, the second area has its own garage bay, another two-piece bathroom, and an office area. Ceiling heights are between 12 to 16 feet, while accessibility is granted through four 10 x 14 garage doors equipped with electric openers, alongside two additional 10 x 10 garage doors. Built for durability, this building has a pitched metal roof and the foundation boasts a sturdy poured concrete frost wall and floor, ensuring stability and longevity. The exterior facade has vinyl siding, vinyl casement windows with security metal bars, and sturdy metal exterior doors. Heating is a combination of electric baseboard heaters and radiant propane heaters. With Industrial/Business Park zoning, this property is great for a multitude of usages and perfect for someone looking to become

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either an owner-occupier or lease the space  
out for rental income. (id:24320)

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Listing Office:Platinum Atlantic Realty Inc.