

\$699,900 - 22 Viaduc

Listing ID: M159234

\$699,900

, 3562 square feet

Retail

22 Viaduc, Shediac Bridge, New Brunswick, E4R1Z7

TURNKEY ASSET INVESTMENT OPPORTUNITY This fully functioning service station offers an array of services, including gas sales, a convenience store, a garage and car wash. Situated in a high-traffic area, this property promises not only steady income but also substantial growth potential. With multiple fuel pumps and a strategic location, this service station attracts a steady stream of traffic. Adding to the value proposition is a fully equipped garage. The tenant pays \$4,000 + HST per month, providing immediate income to the new owner. The gas pumps, canopy, hoists and inventory are not included in the sale of the property. The combined revenue from gas sales, the convenience store, and garage rental offers a stable income stream, ideal for investors seeking reliable returns. With the option to expand services or introduce additional revenue streams, there's ample room for growth and increased profitability. Don't miss out on this rare opportunity to acquire a valuable asset. Whether you're a seasoned investor or a newcomer to the real estate market, this service station promises both immediate returns and long-term value appreciation. Contact REALTOR® today to schedule a viewing and secure your stake in this prime asset! (id:24320)

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Listing Office:Creativ Realty