

\$1,300,000 - 188 Mountain RD

Listing ID: M159317

\$1,300,000

, 7392 square feet

Multi-family

188 Mountain RD, Moncton, New
Brunswick, E1C2L4

Don't miss this fantastic opportunity...

Prices 200k+ under value means you are

buying into instant equity. The upper

commercial space could easily be converted

to 2 more single bedroom units as there are

already 2 bathrooms there. The Iconic Pizza

Delight restaurant has been in place for over

30 years and have just signed a new lease

for 10 more minimum. With 5 other

residential apartments in the building and

the extra large lot for severing and re sale of

future development make this thing an ideal

investment to the future. Seller is also

offering a very attractive VTB option at

amazing terms to really entice the educated

investors.. Lots of renovations and upgrades

over the last year including a new

Membrane roof with proper sloping and

drainage. Add into the mix a great

Commercial lease terms (30% of most

expenses) and you're looking at the deal of

the decade in this area! The seller has also

converted the basement (used to house spin

it records to a paid storage area for the

tenants as well as a paid laundry area for the

building. **DON'T HESITATE!** Reach out to

your favorite REALTOR® today.

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