

# \$265,000 - 444 LaVallee

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## Listing ID: M159408

**\$265,000**

, 1221 square feet

Industrial

444 LaVallee, Memramcook, New  
Brunswick, E4K2A3

Welcome to an incredible investment opportunity! Nestled on a half-acre, this property seamlessly blends real estate and business potential. The well-established \$70,000 garage business, operational for years, comes complete with a durable metal-roofed building priced at \$265,000. They can be sold together or separately. The main floor hosts a fully equipped garage, an office, a comfortable waiting room, a convenient half bathroom, and ample storage space. Ascend to the second floor, revealing a spacious open area currently utilized for storage but brimming with potential envision it as a stylish apartment or a rentable commercial space. The third floor offers additional storage options. At the rear of the building, a generously sized office, formerly leased at \$500 per month, adds income potential. Acquire this property-business duo for a seamless transition into a lucrative venture that combines established operations with limitless possibilities! Call REALTOR® for showing today! (id:24320)

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