

\$1,249,900 - 187 Botsford ST

Listing ID: M159645

\$1,249,900

, 4200 square feet

Business

187 Botsford ST, Moncton, New
Brunswick, E1C4X4

Currently getting all new exterior paint on wood shingles, trims and soffit! Investment building! Prime land and high visibility at Downtown Moncton intersection. The building is fully occupied with a great rent roll and will be delivered as such at closing. Walking distance to Moncton's Main Street and close access to the highway, Dieppe and Riverview. Most units were renovated during the past 10 years. 3 residential units + 3 commercial units. All units are rented with leases on file! The lower level offers a beautiful walkout commercial space with high ceilings currently rented on a 5-year lease and a 1-bedroom residential apartment on a 1-year lease. The main floor offers approximately 1800 square feet of beautiful renovated commercial space currently rented to 2 businesses on 5 year leases. The upper floors include 2 residential units currently rented on 1-year leases: 1-bedroom unit and a large 3-bedroom unit on 2-levels with a balcony, master bedroom with 2 walk-in closets and much more! New roof shingles November 2021. New side Steps April 2022. New side retaining wall 2023. No rental equipment at the property, all 3 hot water tanks are owned. Quotes on file for a full parking lot repaving! Endless Possibilities with 3 PIDS total making up an

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extra large piece of land: 00683292,
00680454 and 70288345 (id:24320)

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Listing Office:Royal LePage Atlantic