

# \$1,600,000 - 803-807 Mountain RD

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## Listing ID: M160113

**\$1,600,000**

, 9442 square feet

Business

803-807 Mountain RD, Moncton, New Brunswick, E1C2R5

Attention investors/developers!! This HIGH TRAFFIC corner lot sits on one of the main corridors through Moncton, one of Canada's fastest growing cities! Whether you want to tear the current buildings down and construct a new multi-unit or operate your business out of the existing buildings, this location is sure to be a success. There are currently 2 buildings on the property. The first building 803-805 Mountain Rd consists of an older store front attached to a newer warehouse constructed of steel, heated by natural gas. The second building, 807-809-811 Mountain Rd consists of 3 different levels. The main level was previously used as a showroom and features an open floor plan with a separate office at the back as well as a bathroom. The top floor consists of a 2 bedroom and 1 bedroom apartment. Finally, the basement is a large unfinished space that has potential to be used for storage or possibly leased out as a store. Quick access to public transportation from this property with a bus stop right out front. The properties on each side of this are also for sale and would make a large lot for those looking to develop an entire block. (id:24320)

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