

\$449,900 - Lot Route 134

Listing ID: M160549

\$449,900

Vacant Land

Lot Route 134, Cocagne, New Brunswick,
E4R3P1

Are you in search of a piece of land with investment potential, or perhaps a beautiful plot to call home? Look no further than this 31 acre lot, just minutes away from the charming Cocagne area. From an aerial view, you'll see that the property is a narrow parcel with road frontage on Route 134, extending back to Despres Road. On the property, there are two garages. The first is a 25 by 50 hollow garage with a gravel floor, constructed in the spring of 2024. This building features a spacious interior, 18-foot high ceilings, electricity, a side entrance, and a large bay door. With minor renovations, it has potential to become an income building, ready to be transformed into whatever the buyer desires. The second garage, built in the summer of 2024, is a 14 by 30 metal structure, perfect for storage and parking. Additionally, you'll find a 52 trailer along the tree line. Inside, there is a potentially profitable water bottling and distribution facility with access to two drilled wells. The first well produces an impressive 30 gallons per minute, while the second yields a stunning 100 gallons per minute, ensuring a plentiful water supply. Although the operations are not currently active, the facility is fully equipped and ready to provide large quantities of water. Business activities could be relocated to one

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of the garages if desired. With nearby amenities such as a grocery outlet, gas station, restaurants and beaches you dont want to miss out! Call your REALTOR® today! (id:24320)

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