

\$975,000 - 230 High ST

Listing ID: M161214

\$975,000

, 8030 square feet

Business

230 High ST, Moncton, New Brunswick,
E1C6C2

This versatile building offers an excellent opportunity for an owner-occupier, combining functional space with a strategic location. Situated on a 0.46-acre lot in central Moncton, the property features public transit access and great signage opportunities, ensuring high visibility and convenience. The building includes a total of 8,320 SF of mixed-use warehouse and office space, comprising both a 2-storey wood frame structure and a 1-storey steel-framed structure with a poured concrete foundation. It also boasts various heating/cooling mechanical systems, including a roof-mounted natural gas-fired HVAC unit, wall-mounted mini-split heat pump units, suspended heating units in the workshop area, and baseboard heating. The 8,320 SF is broken down into 2,000 SF of workshop space with a 16 ceiling clearance and a 14 x 14 grade-level overhead door, 1,600 SF of office/reception area, and 3,120 SF of warehouse area with a 10 x 10 grade-level overhead door and 15 ceiling clearance on the main floor, as well as 1,600 SF of office space with multiple offices on the second floor. Additionally, the property includes a paved parking lot across the street, covering 5,005 SF (PID 00720789), which accommodates 11 parking spaces. It

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is ideally located with immediate access to downtown amenities and easy connectivity to Mountain Road. This property is fully leased until February 28, 2026. (id:24320)

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