

# \$2,600,000 - 16 Enviro DR

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## Listing ID: M161288

**\$2,600,000**

, 18000 square feet

Industrial

16 Enviro DR, Moncton, New Brunswick,  
E1G5X5

Prime self-storage facility with modern amenities and expansion potential.

Introducing a newly constructed, attractive self-storage facility featuring an advanced automated system with mobile device-operated locks. This well-designed facility offers 136 unheated, drive-up units in various sizes, from 5 x 10 to 10 x 20, along with 4 outdoor parking spaces. Set on a 3.6-acre light industrial parcel, the site is strategically located for excellent accessibility to major trucking routes, essential civic amenities, services, and commercial developments. It provides direct access to Berry Mills Road, a key arterial route, and the Trans-Canada Highway. The facility has room for significant expansion, including the potential addition of 39 storage units: 31 units of 10 x 20 and 8 units of 5 x 10. This offers a promising growth opportunity, with projected revenue streams benefiting from future expansion and seasonal outdoor surface parking rentals. Explore the strong growth potential and convenient location of this modern self-storage facility, ideal for meeting the storage needs of a diverse clientele. Can also be purchased with 2 other storage units: 36 Industrielle, Bouctouche MLS® #: M161289 & 129 Industrial, Richibucto

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MLS® #: M161296 (id:24320)

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Listing Office:EXIT Realty Associates