

\$1,200,000 - 36 Industrielle

Listing ID: M161289

\$1,200,000

, 12985 square feet

Industrial

36 Industrielle, Bouctouche, New Brunswick, E4S3H9

Welcome to 36 Rue Industrielle, Bouctouche. Discover a prime self-storage facility featuring 83 units across two new buildings (2022) and two updated buildings. The site is secured by an 8-foot-high chain-link fence topped with barbed wire and a fully automated gate, ensuring top-notch security. Additionally, 4k exterior surveillance cameras provide comprehensive coverage. The facility includes a spacious 18,000 sq ft gravel parking area, accommodating up to 100 stalls for RVs, automotive, and boat storage. Modern amenities include an advanced automated system with mobile device-operated locks, offering convenience and security for users. Situated on a 3.01-acre light industrial parcel, only 10% of the land is currently in use, presenting significant expansion potential. The facility provides 83 unheated, drive-up units in various sizes and 30 outdoor parking spaces. Its strategic location offers excellent visibility and easy access to Highway 11 and Highway 515. Bouctouche is a growing area, featuring a newly added marina, renowned tourist attractions, and expanding residential, commercial, and industrial sectors. This facility presents a strong growth opportunity, making it ideal for meeting

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diverse storage needs. Explore the modern amenities, secure environment, and expansion potential of this exceptional self-storage facility. Can also be purchased with 2 other storage units: 16 Enviro, Moncton
MLS® #: M161288 & 129 Industrial,
Richibucto MLS® #: M161296 (id:24320)

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Last Modified: 29/07/2024 01:39:43 PM

Listing Office:EXIT Realty Associates