

FILE # 4018_07

Rental & residential income property.

This business specializes in the rental of various premises since. It is located in northeastern New Brunswick in downtown city close to many stores, but also at a calm area, which is perfect for this sector of activity.

This 3-storey building has commercial premises and apartments for rent. In total, there are 4 commercial premises and 3 apartments (7 income spaces). There is one apartment with one bedroom apartment and two apartments with two bedrooms. Right now, all spaces are rented and occupied by tenants. The basement is use for storage, but can be used for other purposes by the future owner.

This is an excellent business opportunity for anyone with an interest in the field of commercial properties. It is also possible for the future owner to offer additional premises/services by enlarging the building since there is a rear lot available. In addition, tenants are loyal and reliable.

If you have any questions, do not hesitate to contact *CANADEST Business Brokers Inc.*

ASKING PRICE

\$ 295,000

INCLUDED IN THE ASKING PRICE:

- ✓ **FURNITURES**
- ✓ **BUILDING**
- ✓ **LAND**

BUILDING SIZE	4,475 sq.ft
INCOME/YEAR	\$ 48,837
MONTHLY PAYROLL	\$ 19
SITE AREA	89.726m^{Long x} 25.298m^{Large}
CASH FLOW	\$ 20,489
INVENTORY	-
YEAR ACQUIRES	2005
YEAR ESTABLISHED	2005
FULL-TIME EMPLOYEES	0
PART-TIME EMPLOYEES	0



REASON FOR SALE

RETIREMENT