

FILE # 4018_13

Deluxe income building.

This business specializes in renting housing. The owner had the building built in 2009 and has successfully managed his business since 2010. It is located in northwestern New Brunswick in a location near the stores, but also in a quiet place, which is perfect for tenants who live there.

This 3-storey building has 12 units for rent in total, so 12 spaces to income. This building is recent and upscale. The decor of each apartment was prepared with good quality construction materials and are recent. Each bathroom also holds 2 sinks, which is rare for an Apartment building. At this moment, all spaces are rented by tenants.

This is an excellent business opportunity for anyone with an interest in the field. It is also possible for the future owner to offer additional housing/services as additional land is available on the site. A second income building of 12-16 units could be built there.

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

ASKING PRICE

\$ 1,250,000

INCLUDED IN THE ASKING PRICE:

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

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|---------------------|---------------------|
| BUILDING SIZE | 15,394 sq.ft |
| INCOME/YEAR | \$ 86,525 |
| MONTHLY PAYROLL | \$ 0 |
| SITE AREA | 54,078 sq.ft |
| CASH FLOW | \$ 51,004 |
| INVENTORY | - |
| YEAR ACQUIRES | 2009 |
| YEAR ESTABLISHED | 2009 |
| FULL-TIME EMPLOYEES | 0 |
| PART-TIME EMPLOYEES | 0 |



REASON FOR SALE

REORIENTATION