

FILE # 4018_58 A

Large subdivision with a commercial building

It is a company specializing in the rental of commercial space. The building was built in 2007 by the current owners, on a lot of nearly 80,000 square feet. The property is located in northeastern New Brunswick, in the Acadian Peninsula. It is in the heart of downtown, not far from the elementary and high schools and close to the various businesses and attractions of the city.

While the land is zoned mixed use (zoned for residential and any other use compatible with the residential neighborhood), this building is currently used only for the rental commercial offices. It is 5,000 square feet. The foundation is reinforced poured cement and the exterior siding is canexel. As for heating, the building is equipped with four electric heat pumps on the roof. The entire building is equipped with an air exchanger.

This beautiful 2007 building is very well maintained. No major repairs are required. It includes 5 independent premises of 1000 square feet each, on one level. One of the premises is currently subdivided into 4/5 sub-premises. All spaces are currently rented. The building is wheelchair accessible.

The building has a parking lot for about 30 cars. Due to the size of the land, the future buyer could enlarge this parking lot.

Moreover, thanks to the very large surface area of the subdivision, the future buyer will have the choice between numerous development opportunities. Indeed, he could build new buildings to be rented for commercial or residential purposes, since the area is zoned mixed. Or he could build a building to house his own project.

Do not hesitate to contact us for more information:

COURTIERS D'ENTREPRISES CANADEST INC. / CANADEST Business Brokers Inc.

Tél : +1 (506) 395-2550 ou Email : info@canadest.com

PRIX DEMANDÉ

495,000 \$

ACTIF INCLUS DANS LA VENTE:

- | | |
|-------------|---------------|
| ✓ TERRAIN | ✓ ÉQUIPEMENTS |
| ✓ BATIMENTS | ✓ ACHALANDAGE |

LAND AREA	79,662 Pieds carrés
LOCAL AREA	5,000 Pieds carrés
VENTES ANNUELLES	\$56,393
CASH-FLOW	\$18,191
YEAR OF ACQUISITION	2007
ESTABLISHED YEAR	2007
FULL-TIME EMPLOYEES	0
PART-TIME EMPLOYEES	0/1



RAISON DE LA VENTE

RETRAITE