

# \$154,000 - 367 Memorial Drive, Clarenville

MLS® #1232267

**\$154,000**

0 Bedroom, 0.00 Bathroom, 5,240 sqft

Retail on 0.20 Acres

N/A, Clarenville, Newfoundland & Labrador

REDUCED, REDUCED Investors take note, price is dropped once again! Commercial building in great shape and offers many opportunities! The owner has closed his business so that empty space of approx. 1400 sq ft., can be used by purchaser, or re-rented ! There is still approx. half of vacant space upstairs, which can accommodate 2 or 3 other small businesses. The upstairs client has been there for approx 25 years, and wishes to remain. On the main level there is also approx. 800 sq feet of space which just became vacant as well, therefore one can occupy the whole main level, or divide into sections. If HST is applicable, then it is purchasers responsibility Owner has done some upgrades since acquiring the building, so a Purchaser could either purchase building simply as an investment, or set up your own business ! Great price for a stand alone building in a great location . (id:6289)

Built in 1975

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | 1232267   |
| Price          | \$154,000 |
| Bathrooms      | 0.00      |
| Square Footage | 5,240     |
| Acres          | 0.20      |
| Year Built     | 1975      |
| Type           | Retail    |



Sub-Type Freehold

## Community Information

Address 367 Memorial Drive  
Subdivision N/A  
City Clarenville  
Province Newfoundland & Labrador  
Postal Code A5A1R9

## Amenities

Amenities Air Conditioning

## Interior

Heating Electric  
# of Stories 2

## Listing Details

Listing Office EXIT Realty Aspire



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