# \$319,900 - 1 Bob Clark Drive, Campbellton

MLS® #1275451

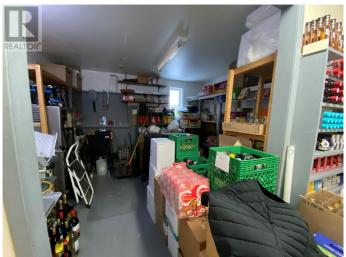
### \$319,900

0 Bedroom, 0.00 Bathroom, Retail on 0.25 Acres

N/A, Campbellton, Newfoundland & Labrador

Located in the heart of Campbellton, a thriving commercial convenience store is now up for sale. This successful local business is a one-stop-shop that has served the community for approximately 30 years. It's perfect for those looking for a live-work setup, as the property also includes a charming three-bedroom home situated right on the waterfront of Notre Dame Bay. This property is a canvas of potential. The store has a loyal, long-term customer base as well as a steady influx of new patrons. For the ambitious entrepreneur, you can continue running the convenience store as it is, or you can tap into your creativity and take the business to new heights. The basement of this establishment, currently used for storage, offers 10-foot ceilings and endless potential. Imagine converting it into long-term rental units, a quaint B&B, or an Airbnb. The possibilities are only limited by your imagination. Situated on the waterfront, nestled in a beautiful cove, the location is ripe for catering to watercrafts. You could even consider adding a small bakery or takeout service. This already thriving business is just waiting for the right visionary to carry it forward. Strategically located just 17 km outside of Lewisporte and approximately 57 km to Twillingate iceberg Alley, you're right in the hub of the road to the isles. This isn't just a business for sale, it's an opportunity to own a piece of the community's heart. Don't miss out on this unique opportunity. With so much potential, this business is sure to knock the







socks off the right entrepreneur. Act fast and make this successful commercial convenience store your next great investment. (id:6289)

#### **Essential Information**

Listing # 1275451

Price \$319,900

Bathrooms 0.00 Acres 0.25

Type Retail

Sub-Type Freehold

# **Community Information**

Address 1 Bob Clark Drive

Subdivision N/A

City Campbellton

Province Newfoundland & Labrador

Postal Code A0G1L0

#### **Amenities**

Amenities Highway, Recreation, Laundry Facility

View Ocean view, View

Interior

Heating Oil Hot water radiator heat

**Exterior** 

Exterior Features Landscaped

# **Listing Details**

Listing Office Keller Williams Platinum Realty - Gander





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