

\$369,000 - 506-508 Main Street, Lewisporte

MLS® #1285920

\$369,000

0 Bedroom, 0.00 Bathroom, 2,688 sqft

Business on 0.00 Acres

N/A, Lewisporte, Newfoundland & Labrador

Calling all Investors and Businesses. Perfectly located in an active business location this commercial space is a must see! This property offers 2688 sqft of space situated in a prime business and retail location directly across from the Lewisporte Mall, Tim Hortons, restaurants, a Fitness Centre and many other small businesses. This commercial space is located at 506-508 Main Street and offers great brand visibility from the main road. It has easy access and an abundance of parking. (16 spaces) This building can be configured to suit any type of business. There is a huge roadside digital advertising board that will surely get the attention of customers on main street. It has wheelchair accessible washrooms and offices. The entire parking lot is paved with parking lines and handicap zones. There are trees and shrubbery out front that give it beautiful curb appeal. It has an industrial heat pump/which offers AC and it also has electric heat and a commercial Venmar Air Exchanger. There was an Environmental Site Assessment done on the property in 2019 so everything is up to code. There are currently 3 units in this building, but it can easily be converted into two larger units or use the entire building as one unit, there are lots of possibilities. If you are looking for office space or retail space, this property can offer a variety of configurations satisfying the business owner looking to occupy and grow their business. The land behind this property is currently for sale as well by the town if you wanted to grow your



business, add a warehouse or yard. Don't hesitate, call an agent today to book a viewing today! This is an awesome opportunity to purchase a great commercial building at a phenomenal price in a perfect location!
(id:6289)

Built in 2008

Essential Information

Listing #	1285920
Price	\$369,000
Bathrooms	0.00
Square Footage	2,688
Acres	0.00
Year Built	2008
Type	Business
Sub-Type	Freehold

Community Information

Address	506-508 Main Street
Subdivision	N/A
City	Lewisporte
Province	Newfoundland & Labrador
Postal Code	A0G3A0

Amenities

Amenities	Recreation, Shopping, Air Conditioning
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Interior

Heating	Baseboard heaters, Heat Pump
Cooling	Air exchanger
# of Stories	1

Exterior

Lot Description	124x120x103x97 10,890 - 21,799 sqft (1/4 - 1/2 ac)
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Listing Details

Listing Office	Krown Property Investments Inc.
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