

\$599,900 - 240 Millidge Avenue, Saint John

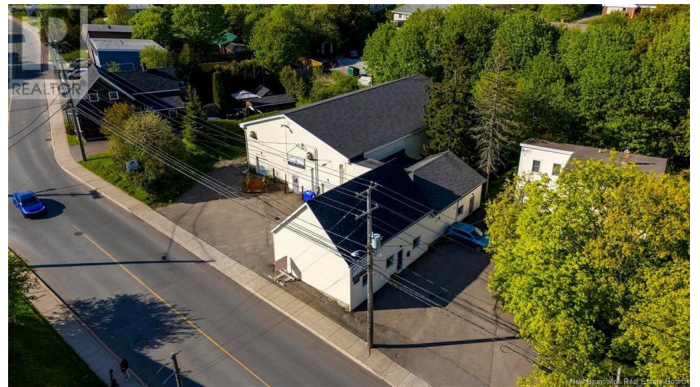
MLS® #NB112280

\$599,900

0 Bedroom, 0.00 Bathroom, 11,123 sqft
Other on 1.27 Acres

N/A, Saint John, New Brunswick

Looking for the perfect location for a self-storage business? If so, the seller has already done some layout options. Are you a contractor or tradesperson who has outgrown their current location? This warehouse could be perfect for your business growth. The building may also have potential for apartments and or condominium conversion based on the warehouse floor plate dimensions of approximately 80' x 52'. Whatever your storage needs, 240 Millidge Avenue offers just over 8,000 square feet of storage on 2 levels in addition to 2,000+ square feet of common space with total square area of 11,670 ft² (see the floor plans under supplemental documents). The lower level common area was renovated in 2021 adding 2 modern washrooms, spacious lunch room, office and showroom. There is a hydraulic lift as well as conveyor and roller system for moving goods easily to the 2nd level. The original 1 ½ storey office building dates to the 1940s and the warehouse dates to the mid 1970s. The combined building sits on concrete slab and has been well maintained. The buildings are heated using a commercial heat pump for the warehouse and 2 residential heat pumps in the common space plus electric baseboards throughout. There are 2 - 200 amp panels plus pony panel with capacity for growth. Check out the Virtual walkthrough link...very cool. (id:6289)



Essential Information

Listing #	NB112280
Price	\$599,900
Bathrooms	0.00
Square Footage	11,123
Acres	1.27
Type	Other
Sub-Type	Freehold

Community Information

Address	240 Millidge Avenue
Subdivision	N/A
City	Saint John
Province	New Brunswick
Postal Code	E2K2M7

Amenities

Amenities	Recreation Nearby, Hospital
Features	Corner Site, Visual exposure

Interior

Heating	Electric Baseboard heaters, Heat Pump
Cooling	Heat Pump

Listing Details

Listing Office	Royal LePage Atlantic
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