

\$374,900 - 56 Route 776, Grand Manan

MLS® #NB116091

\$374,900

2 Bedroom, 3.00 Bathroom, 1,800 sqft

Single Family on 0.30 Acres

N/A, Grand Manan, New Brunswick

PRIME INVESTMENT OPPORTUNITY ON GRAND MANAN ISLAND! This iconic island property has served many roles over the past century from bank to art shop to its most recent success as the popular Old Wellhouse Café. Located just off the main road and steps from the ferry, beaches, and local attractions, it offers unbeatable visibility and foot traffic. The building features a newly renovated commercial kitchen, spacious indoor dining, and a large ocean-view patio ideal for café, restaurant, or retail ventures. Upstairs, a charming loft apartment with ocean-facing balcony and private deck offers potential for owner occupancy or short/long-term rental income. With its proven track record, mixed-use flexibility, and prime location, this is a turnkey opportunity for entrepreneurs ready to build on an already established legacy. Keep the café vibes, reimagine the space, or rent out each floor the choice is yours. Reach out today and unlock the full potential of this one-of-a-kind property! (id:6289)



Essential Information

Listing #	NB116091
Price	\$374,900
Bedrooms	2
Bathrooms	3.00
Half Baths	2
Square Footage	1,800

Acres	0.30
Type	Single Family
Sub-Type	Freehold

Community Information

Address	56 Route 776
Subdivision	N/A
City	Grand Manan
Province	New Brunswick
Postal Code	E5G1A2

Amenities

Features	Balcony/Deck/Patio
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Interior

Heating	Electric, Wood Baseboard heaters, Stove
# of Stories	2

Exterior

Exterior	Cedar shingles
Exterior Features	Partially landscaped

Listing Details

Listing Office	Fundy Bay Real Estate Group Inc.
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