

\$599,000 - 1506 Loch Lomond Road, Saint John

MLS® #NB117987

\$599,000

0 Bedroom, 0.00 Bathroom, 1,260 sqft

Retail on 0.38 Acres

N/A, Saint John, New Brunswick

CREATIVE FINANCING AVAILABLE -

Located on one of East Saint John's busiest thoroughfares, this well-established convenience store and gas station offers an exceptional turnkey business opportunity. The surrounding neighborhood is rapidly expanding, with ongoing residential developments including new homes and apartment buildings. An adjacent lot has been approved for the construction of several hundred additional apartment units, and two more residential buildings are currently under construction across the street. The business includes new, transferable contracts with Gulf Gas and features a building in excellent condition, requiring no immediate repairs or upgrades. The owner is willing to assist the new buyer during the transition period. Additionally, the property includes a small, underutilized space ideal for introducing a complementary business such as a take-out restaurant or coffee shop perfect for capitalizing on the area's heavy morning and evening traffic. This is a rare opportunity to acquire a thriving business with strong growth potential in a high-traffic, high-visibility location. Business is currently closed, BUT ready to open. (id:6289)



Essential Information

Listing # NB117987

Price \$599,000

Bathrooms	0.00
Square Footage	1,260
Acres	0.38
Type	Retail
Sub-Type	Freehold

Community Information

Address	1506 Loch Lomond Road
Subdivision	N/A
City	Saint John
Province	New Brunswick
Postal Code	E2J1Z7

Interior

Heating	Electric
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Exterior

Exterior	Aluminum siding
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Listing Details

Listing Office	RE/MAX Professionals
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