

\$320,000 - 1068-1070 Latimore Lake Road, Saint John

MLS® #NB118311

\$320,000

2 Bedroom, 2.00 Bathroom, 1,560 sqft

Single Family on 0.57 Acres

N/A, Saint John, New Brunswick

Dont miss this rare opportunity to own a Rural General Commercial (CRG)-zoned property with a wide variety of permitted uses, including business office, retail, medical clinic, pet grooming, daycare centre, vehicle sales or repair, restaurant, and more! Located on a high-traffic road in fast-growing East Saint John, just 10 minutes to McAllister Place and major amenities. This two-level building features a spacious commercial area on the main floor and a bright two-bedroom apartment on the upper level. The main floor was previously used as a retail store and is ready for your next business venture. The large apartment upstairs is perfect for owner occupancy or as an income-generating rental. With two separate electrical meters, it's easy to divide residential and commercial utilities. The basement offers two functional workrooms and a large storage area. Outside, six parking spots, a new garage, fenced yard, and a wired commercial sign that ensures great visibility for your brand and services. Vender states major upgrades include a new shingles (2019), new siding, windows, doors, and garage (2022), plus an updated 750-gallon septic system for low maintenance. As a bonus, the adjacent 98.6-acre parcel (NB115248) also available. Buying both properties opens up extensive development potential commercial in the front and residential or mixed-use at the rear. This is a unique chance to develop and invest! Sold as-is. Book your viewing today! (id:6289)



Essential Information

Listing #	NB118311
Price	\$320,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,560
Acres	0.57
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	1068-1070 Latimore Lake Road
Subdivision	N/A
City	Saint John
Province	New Brunswick
Postal Code	E2J2C6

Amenities

Features	Level lot, Balcony/Deck/Patio
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Interior

Heating	Electric Baseboard heaters
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Exterior

Exterior	Wood shingles, Vinyl
Exterior Features	Landscaped
Foundation	Concrete

Listing Details

Listing Office	RE/MAX Professionals
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Listing information last updated on October 24th, 2025 at 11:16pm PDT