

\$324,900 - 3740 Rue Principale, Tracadie

MLS® #NB119418

\$324,900

0 Bedroom, 0.00 Bathroom, 2,410 sqft

Other on 0.71 Acres

N/A, Tracadie, New Brunswick

Prime commercial property in high-traffic Tracadie-Sheila featuring a fuel station setup with large canopy, 4 gas pumps, 1 diesel pump, and 3 underground tanks (35,000L + 2x15,000L, installed 2014). The 2,410 sq. ft. building includes two 10x10 overhead doors, ideal for automotive services or other commercial use. A second PID includes a small outbuilding for storage or expansion. Well-positioned on one of the towns busiest roads, the site offers excellent visibility and access. Includes modern electronic tank monitoring system, with no current supply contracts, leases, or franchise ties offering full operational freedom. All branding, fixtures, and equipment are owned and included in this asset-only sale. Operated as a full-service station with strong local recognition. A turnkey opportunity to rebrand, modernize, or continue operations in a growing coastal market. (id:6289)

Essential Information

Listing #	NB119418
Price	\$324,900
Bathrooms	0.00
Square Footage	2,410
Acres	0.71
Type	Other
Sub-Type	Freehold



Community Information

Address	3740 Rue Principal
Subdivision	N/A
City	Tracadie
Province	New Brunswick
Postal Code	E1X1C0

Interior

Heating	Electric
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Listing Details

Listing Office EXIT Realty Specialists



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