

\$350,000 - 1 Ferry Wharf Road, Grand Manan

MLS® #NB119882

\$350,000

0 Bedroom, 0.00 Bathroom, 4,000 sqft
Other on 1.15 Acres

N/A, Grand Manan, New Brunswick

Discover a rare opportunity to own a high-profile commercial property in the busiest area of Grand Manan, just steps from the ferry terminal. Spanning 4,000 sq. ft. on a generous 1.15-acre lot, this versatile building offers exceptional potential for business, residential, tourism, or mixed-use development. Profitable investment, a portion of the property is currently leased to Canada Post under a five-year agreement, providing a steady revenue stream. Additionally, a separate five-year lease for a seasonal ice cream and donut kiosk further boosts income. Formerly a full-service restaurant, the offers a 1,600 sq.ft. dining area, a 350 sq. ft. air-conditioned kitchen, a walk-in cooler, five-door freezer, and commercial ventilationmaking it ideal for reopening a restaurant, launching a new venture, leasing to multiple tenants, or converting into residential units. The building is well maintained and includes a new steel roof, offering long-term durability. A converted bus on-sitenegotiable in addition to the saleprovides a unique, livable space. With ample room for expansion, outdoor amenities, or paid parking, this property is positioned to take full advantage of high foot and vehicle traffic from the nearby ferry. Whether you're an entrepreneur, developer, or investor looking to tap into one of New Brunswicks most popular island destinations, this property offers location, income, and potentialall in one. All appliances and equipment are ""as is in condition"" (id:6289)



Essential Information

Listing #	NB119882
Price	\$350,000
Bathrooms	0.00
Square Footage	4,000
Acres	1.15
Type	Other
Sub-Type	Freehold

Community Information

Address	1 Ferry Wharf Road
Subdivision	N/A
City	Grand Manan
Province	New Brunswick
Postal Code	E5G3A1

Interior

Heating	Electric Baseboard heaters
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Listing Details

Listing Office	Keller Williams Capital Realty
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