

\$1,479,000 - 157 Madawaska Road, Grand-Sault/grand Falls

MLS® #NB123704

\$1,479,000

0 Bedroom, 0.00 Bathroom, 21,810 sqft
Other on 3.27 Acres

N/A, Grand-Sault/grand Falls, New Brunswick

Located in a high-traffic, high-visibility area of Grand Falls, this versatile commercial property offers incredible potential for a wide range of business ventures. Formerly a Ford dealership, it features a spacious, street-facing showroom, multiple garage doors, wash bays, and vehicle lifts ideal for a car repair business, automotive sales, or even tractor and equipment sales. Perfectly positioned next to the Grand Falls Gorge and offering a scenic view of the St. John River, the location also sits directly in front of the Grand Falls shopping mall, ensuring constant traffic and strong exposure. The flexible layout allows the space to be customized to suit various commercial or service-based operations. The property includes ample on-site parking, great street frontage, and convenient access for both clients and service vehicles. A new land survey will be completed before the final sale, which will lead to reduced property taxes—a valuable advantage for the new owner. Whether you're an entrepreneur looking to launch or grow your business, or an investor seeking a high-exposure commercial property with strong potential, 157 Madawaska Road offers the ideal combination of location, functionality, and future value. With its strategic positioning, versatile layout, and upcoming property tax savings, this is a rare opportunity to secure a standout space in one of Grand Falls' most desirable commercial



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Built in 1973

Essential Information

Listing #	NB123704
Price	\$1,479,000
Bathrooms	0.00
Square Footage	21,810
Acres	3.27
Year Built	1973
Type	Other
Sub-Type	Freehold

Community Information

Address	157 Madawaska Road
Subdivision	N/A
City	Grand-Sault/grand Falls
Province	New Brunswick
Postal Code	E3Y1A7

Amenities

Amenities	Recreation Nearby, Shopping
Features	Level lot, Visual exposure
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Electric, Propane Baseboard heaters
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Exterior

Exterior	Aluminum/Vinyl
Exterior Features	Landscaped

Listing Details

Listing Office	Keller Williams Capital Realty
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