

\$495,000 - 11001 Route 10, Youngs Cove

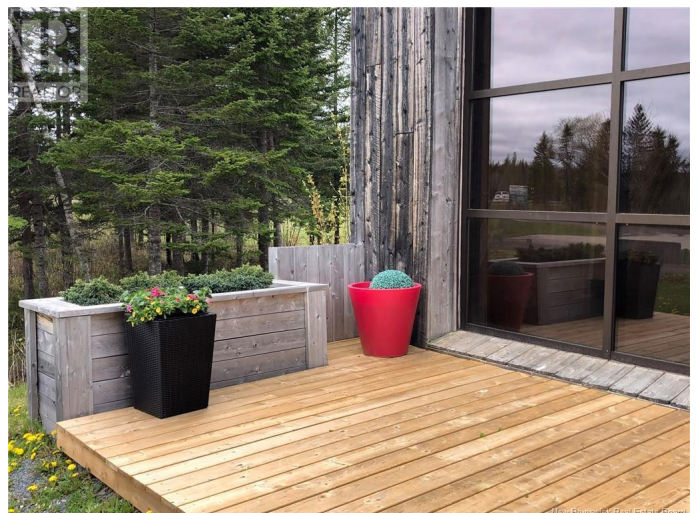
MLS® #NB124126

\$495,000

0 Bedroom, 0.00 Bathroom, 2,000 sqft
Other on 5.40 Acres

N/A, Youngs Cove, New Brunswick

Welcome to the former Covered Bridge Visitor Info Center! This unique 5 acre site is fully developed and could be the ideal location for your next big residential or commercial venture! Strategically located at the crossroad of Trans-Canada Hwy#2 and Route 10, which services both local residents and visitors travelling to neighboring provinces and to popular NB sites such as Grand Lake, Cambridge Narrows, Coles Island, Fundy National Park, Sussex, and beyond. Located halfway between Moncton & Fredericton, with average daily traffic counts (AADT) estimated at 17,000 vehicles, peaking at 30,000+ vehicles during summer months due to increased vacation travel. The main building has ~2,000 square feet of space and previously operated as a provincial Visitor Information Center. It was designed to look like an iconic NB Covered Bridge in a beautiful park like setting. Featuring commercial grade construction, high ceilings with attractive cedar beams, hemlock flooring, and large windows offering natural lighting and scenic nature views. The building has been renovated with 3 new washrooms and a new kitchen space. The site has a large paved driveway and parking lot, drilled well, underground electrical services, and a commercial grade septic system with lift station designed to accommodate 80 washroom visitors per half hour. Available documents include: site plan, building floor plans, septic system diagram, and original engineering drawings. (id:6289)



Essential Information

Listing #	NB124126
Price	\$495,000
Bathrooms	0.00
Square Footage	2,000
Acres	5.40
Type	Other
Sub-Type	Freehold

Community Information

Address	11001 Route 10
Subdivision	N/A
City	Youngs Cove
Province	New Brunswick
Postal Code	E4C2G5

Amenities

Features	Corner Site, Visual exposure
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Interior

Heating	Heat Pump
Cooling	Heat Pump

Exterior

Exterior	Cedar shingles
Exterior Features	Landscaped

Listing Details

Listing Office	Keller Williams Capital Realty
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