

\$369,900 - 11081 Rue Principale Street, Rogersville

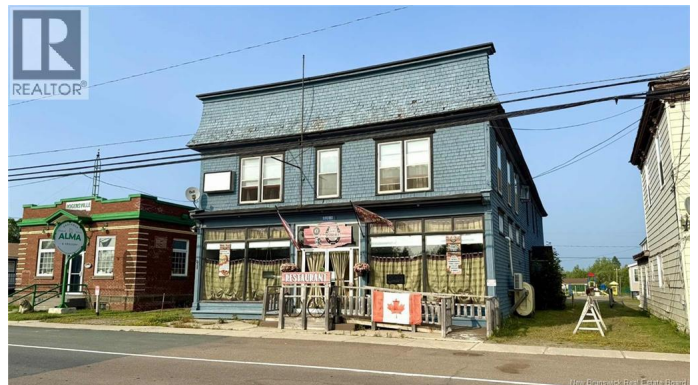
MLS® #NB124826

\$369,900

4 Bedroom, 4.00 Bathroom, 5,532 sqft
Single Family on 0.20 Acres

N/A, Rogersville, New Brunswick

FLEXIBLE COMMERCIAL SPACE + 2 APARTMENTS 11081 Rue Principale, Rogersville Mixed-Use Building with Commercial Space & Apartments Situated in the heart of Rogersville, this versatile 2-story mixed-use property offers excellent potential for investors and entrepreneurs. The main level features a spacious commercial area previously operated as a restaurant, with key equipment still in place, including a fridge, 2 deep fryers, a double-door stove, a 30-inch hot plate, and 4 burners. The space can easily be adapted to suit your vision whether as a restaurant, retail shop, daycare, office space, or even two additional rental units. Upstairs, you'll find two comfortable apartments: a 3-bedroom unit and a 1-bedroom unit providing steady rental income or convenient on-site living. The interiors feature a mix of hardwood, laminate, and tile flooring for a warm yet practical finish. The building boasts cedar siding and an asphalt shingle roof, along with electric baseboard heaters, a mini split heat pump in the commercial space, and three pellet stoves for efficient year-round comfort. Outside, a large detached garage adds valuable storage and workspace options. Whether you're looking to operate a business, grow your rental portfolio, or both, this property delivers income potential and a prime location in one smart investment. Contact me for any additional information ! (id:6289)



Essential Information

Listing #	NB124826
Price	\$369,900
Bedrooms	4
Bathrooms	4.00
Half Baths	2
Square Footage	5,532
Acres	0.20
Type	Single Family
Sub-Type	Freehold
Style	Other, 2 Level

Community Information

Address	11081 Rue Principale Street
Subdivision	N/A
City	Rogersville
Province	New Brunswick
Postal Code	E4Y2L9

Amenities

Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Electric, Pellet Baseboard heaters, Heat Pump, Stove
Cooling	Heat Pump

Exterior

Exterior	Cedar shingles, Wood shingles
Foundation	Concrete

Listing Details

Listing Office	EXIT Realty Associates
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