

\$399,900 - 6124 Route 8, Boiestown

MLS® #NB125606

\$399,900

0 Bedroom, 0.00 Bathroom, 3,600 sqft

Other on 1.06 Acres

N/A, Boiestown, New Brunswick

Prime commercial opportunity in the heart of New Brunswick. Looking for the perfect spot to grow your business? This unique property, located in the geographical centre of New Brunswick, just 40 minutes from Fredericton, offers endless potential. Currently a 3,500 sq. ft. home, its soaring 24-foot ceilings, 400-amp three-phase power, commercial septic system and expansive layout make it an ideal fit for a wide range of commercial uses. The property features a large paved parking lot, a major asset that would cost thousands to create from scratch, providing convenience for both staff and clients. Situated directly on Route 8 Highway, access is effortless and visibility is high for any business looking to make its mark. Nestled in the centre of Boiestown, this location sits alongside other businesses within walking distance, creating a vibrant and supportive commercial hub. Inside, you'll find two full bathrooms, a spacious kitchen (perfect for staff or restaurant use), plenty of room for offices or showrooms and additional storage space in the basement. Whether you're envisioning a retail store, professional offices, a restaurant, or another commercial venture, this property has the infrastructure and location to make it happen, all at a fantastic value! (id:6289)

Built in 2004

Essential Information



Listing #	NB125606
Price	\$399,900
Bathrooms	0.00
Square Footage	3,600
Acres	1.06
Year Built	2004
Type	Other
Sub-Type	Freehold

Community Information

Address	6124 Route 8
Subdivision	N/A
City	Boiestown
Province	New Brunswick
Postal Code	E6A1M7

Interior

Heating	Pellet Heat Pump, Stove
Cooling	Air Conditioned, Heat Pump

Exterior

Exterior	Hardboard
Exterior Features	Landscaped

Listing Details

Listing Office	RE/MAX East Coast Elite Realty
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