

\$449,900 - 1099 Golden Grove Road, Saint John

MLS® #NB128067

\$449,900

0 Bedroom, 0.00 Bathroom, 1,800 sqft

Other on 0.57 Acres

N/A, Saint John, New Brunswick

ATTENTION ENTREPRENEURS!
INCREDIBLE OPPORTUNITY MINUTES FROM EVERYTHING! Looking for that ideal spot to launch or expand your business? This property checks all the boxes and then some! This site offers a fantastic mix of visibility, accessibility, and flexibility. The main building is 30x60, offering approx. 1800sf of finished space ideal for a showroom, retail, office, or project centre. Inside, you'll find soaring 11ft ceilings, open concept showroom, a handy project desk, kitchenette, and 2 bathrooms. But that's not all, the second building offers even more earning potential! Measuring 89x36.5, it currently houses 6 self-contained storage units, plus there are 2 larger rental units, which would be ideal to lease out if not needed for your own business. Each of these 2 units offer over 1000sf and have a large roll-up drive-in door. The possibilities are endless - whether you're a contractor, distributor, artist, or small business owner, this site gives you room to create, store, sell, and even live on site (yes, there's potential to convert a portion for live-work use!) Each building boasts its own 200 amp electrical entrance. With ample parking, your customers and suppliers will love the convenience. Opportunities like this don't come around often. Whether you want to run your own business, collect passive income from the storage units, or both, this property delivers flexibility and value in a location that keeps you connected to Saint John, Rothesay, and Quispamsis.



(id:6289)

Essential Information

Listing #	NB128067
Price	\$449,900
Bathrooms	0.00
Square Footage	1,800
Acres	0.57
Type	Other
Sub-Type	Freehold

Community Information

Address	1099 Golden Grove Road
Subdivision	N/A
City	Saint John
Province	New Brunswick
Postal Code	E2H2X1

Amenities

Amenities	Shopping
Features	Level lot, Corner Site, Visual exposure

Interior

Heating	Radiant heat
Cooling	Air Conditioned

Exterior

Exterior	Vinyl
Exterior Features	Landscaped

Listing Details

Listing Office	RE/MAX Professionals
----------------	----------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

