



+/- 6,375 sf Mixed-Use Building For Sale
Sale Price: \$830,000

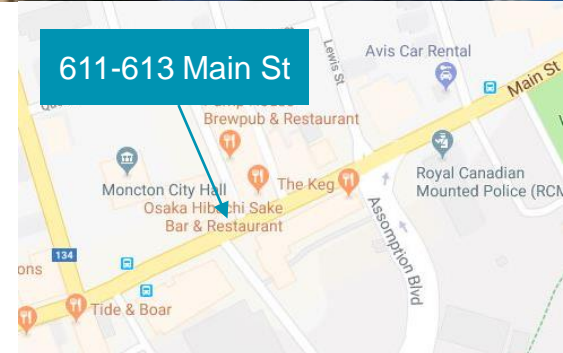
Property Highlights

- Three storey building including a full basement, 6 rental units and commercial space on main floor
- +/- 2,367 sf of turn-key restaurant space with +/- 70 seating capacity and lots of character, 2 public washrooms, 1 barrier free washroom, walk-in cooler and kitchen/preparation area. There is a basement for storage and food preparation with a staff bathroom
- +/- 2,004 sf second floor consists of one 2 bedroom apartment unit and 2 office spaces which could be converted into residential units. One office has one 2 piece bath and one has one 4 piece bath
- +/- 2,004 sf third floor consists of two 1 bedroom units and one 2 bedroom unit
- Possibility of buying the restaurant business
- Located in a busy and thriving area of Moncton with proximity to major access points as well as other existing amenities and Downtown Moncton

Location Information

- The property sits on the corner of Main Street and Orange Lane in Downtown Moncton which has an estimated daily traffic count of 8,464 vehicles.
- Main Street runs east to west which provides a variety of accommodations, restaurants, coffee shops, bars, entertainment, retail, offices, financial institutions, residences and more.
- Ideally situated in an established popular area for high traffic, excellent visibility and great exposure.
- Steps away from the new development FiveFive Queen, The Gahan House, and Alcool NB Boutique Wine Store.
- The property offers easy access to public transportation.
- Easy access to all major arterial routes and highways such as Assumption Boulevard, Mountain Road, Wheeler Boulevard and Highway 15.

PRIME DOWNTOWN LOCATION



For more information, please contact:

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Property Details

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|-----------------------|------------------------------|
| Owner | Ed's Submarine Holdings Ltd. |
| Type | Mixed-Use |
| PID | 00680991 |
| PAN | 01862641 |
| Building Size | +/- 6,375 sf |
| Lot Size | +/- 2,479 sf |
| Property Taxes (2019) | \$22,894.98 |
| Zoning | Central Business District |

Building Details

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|------------|--|
| Year Built | +/- 1919 + Renovations in 2000's |
| Foundation | Stone wall basement + New concrete under addition |
| Roof | Flat roof, redone +/- 2 years |
| Exterior | Brick frame |
| Interior | Drywalled, taped, wallpaper & paint |
| Plumbing | Copper, PVC, modern bathroom fixtures |
| Heating | Natural gas boiler, electric baseboard and heat pump |
| Electrical | 400 amp service entrances |



Floor Plan - 2,367 sf + Patio

