



INVESTMENT OPPORTUNITY

+/- 40,000 sf Investment Property for Sale
Sale Price: \$749,000

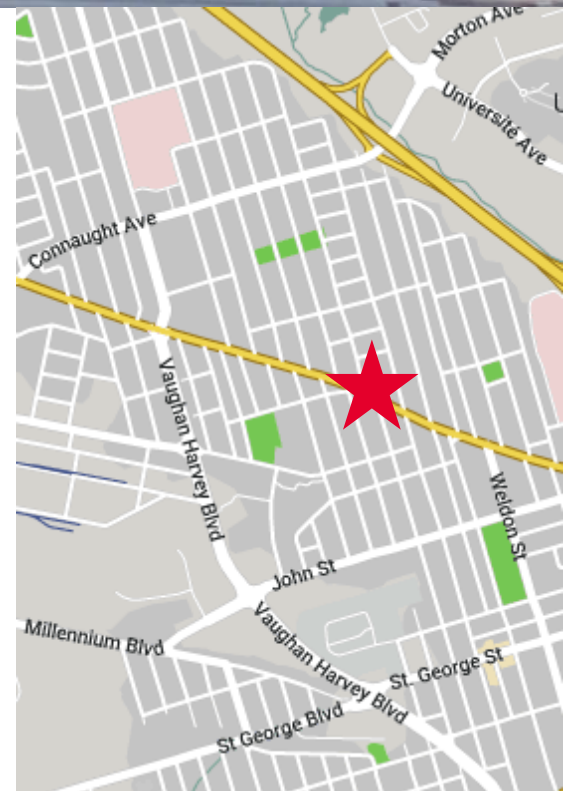
This +/- 40,000 sf parcel of land includes 3 income generating buildings and additional land for development on busy Mountain Road.

Area Amenities

- Located in a busy commercial district of Moncton with all major amenities nearby.
- This stretch of high-traffic Mountain Road boasts an Annual Average Daily Traffic Count of 12,278.

Property Highlights

- Site currently features three income properties and additional land for development
- Ample on-site parking.
- Zoned: Mixed Use and Two Unit Dwelling
- Ideal for owner occupied business or investment opportunity, multi-residential, or commercial redevelopment.
- Site features +/- 170 feet of frontage on Mountain Road and an additional +/- 150 feet on Jones Street.



For more information, please contact:

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A

1.5 storey with main floor commercial space and 2nd floor residential apartment



B

2 storey with main floor commercial space and 2nd floor residential apartment



C

2 bedroom residential home



D

Land for development

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View of Buildings C, B, and A (from left to right) from Mountain Road

