

**FOR SALE**

138 Shipyard Road

Musquash, New Brunswick





# PRIME INVESTMENT OPPORTUNITY

Located on a large lot with +/- 210 feet of road frontage in picturesque Musquash, 138 Shipyard Road presents an exceptional opportunity for owner operators or investors looking to acquire a steel building on a substantial lot. The building was recently completed and comes loaded with modern amenities.



**INCLUDES A FULL KITCHEN**

<b>Building Size:</b>	+/- 6,000 sf
<b>Site Area:</b>	+/- 5.3 Acres
<b>Building Age:</b>	+/- 5 years
<b>Loading:</b>	16 ft x 14 ft grade door
<b>Clear Height:</b>	14 ft
<b>Electrical:</b>	400 AMP + on-site generator
<b>Parking:</b>	Ample on-site
<b>Floor:</b>	Concrete
<b>Heating</b>	Electric in floor radiant
<b>Insulation:</b>	R 20
<b>Zoning:</b>	Mixed Use Zone
<b>Security:</b>	Lorex System
<b>Taxes:</b>	\$4,338.04 (2023)
<b>List Price:</b>	\$625,000





**BUILDING FEATURES COMFORTABLE LIVING ACCOMMODATIONS**







## CONTACT

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