



5 HAROLD ALLEN ROAD

Timber River, NB

For Sale/Lease



THE OPPORTUNITY

Cushman & Wakefield Atlantic is thrilled to unveil an extraordinary offering at 5 Harold Allen Road in Timber River, New Brunswick..

This exceptional opportunity encompasses a versatile commercial building housing a bustling restaurant, bakery and store alongside a welcoming residential building, all set against the backdrop of over 5.5 acres of pristine land.

Nestled along a prominent interprovincial thoroughfare just moments outside of Port Elgin, this property enjoys unparalleled exposure. The strategic positioning of this property ensures a steady stream of traffic, drawing in both locals and vacationers alike, making the opportunities endless.





RESTAURANT



RETAIL



BAKERY

HIGHLIGHTS

- List Price: \$629,000
- This property is comprised of two buildings, a commercial building and a 4 bedroom residential property.
- The property has over 200 meters of frontage on the Trans-Canada Highway, 18km from the Confederation Bridge.
- The 2024 property taxes for all the properties are: \$7,456.35
- PID: 70293436, 70293444, 70611462, 70029723



COMMERCIAL BUILDING

Kitchens	2
Washrooms	5
Freezer	1 Walk-in
Loading	Garage door
Size	+/- 5,000 sf

OWN A TASTE OF THE COAST & COUNTRYSIDE

- Property boasts over 5,000 square feet of expansive commercial space.
- Constructed in 1998, offering modern infrastructure and amenities.
- Features robust 2x6 walls fortified with fireproof gyprock for enhanced safety
- Equipped an in-floor heating system, complemented by individual heat zones in each room for personalized comfort.
- Current business enjoys a stellar reputation, maintaining an impressive 4.4-star rating on Google, reflecting its excellence and reliability.

FLOOR PLAN



VIRTUAL TOUR

RESIDENTIAL BUILDING



Nestled in a tranquil setting, this property offers the perfect balance of peaceful living and entrepreneurial potential. Imagine the convenience of living next to your own business, where you can seamlessly blend work and leisure. Whether you're seeking a new home, a business venture, or both, this unique package deal presents endless opportunities for growth and success. Don't miss out on this rare chance to own a piece of paradise and a thriving business in one remarkable package.

Bedrooms 4

Bathrooms 2

Storeys 2



18.5 KM
To the
Confederation
Bridge



33 KM
To the NS - NB
Border



66 KM
To the Greater
Moncton
Roméo LeBlanc
International
Airport



+/- 1,000,000
Vehicles travelling
by the property
yearly



3.9 KM
To Port Elgin

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