



# 93 HAMPTON ROAD

ROTHESAY, NB

**FOR SALE | \$349,000**



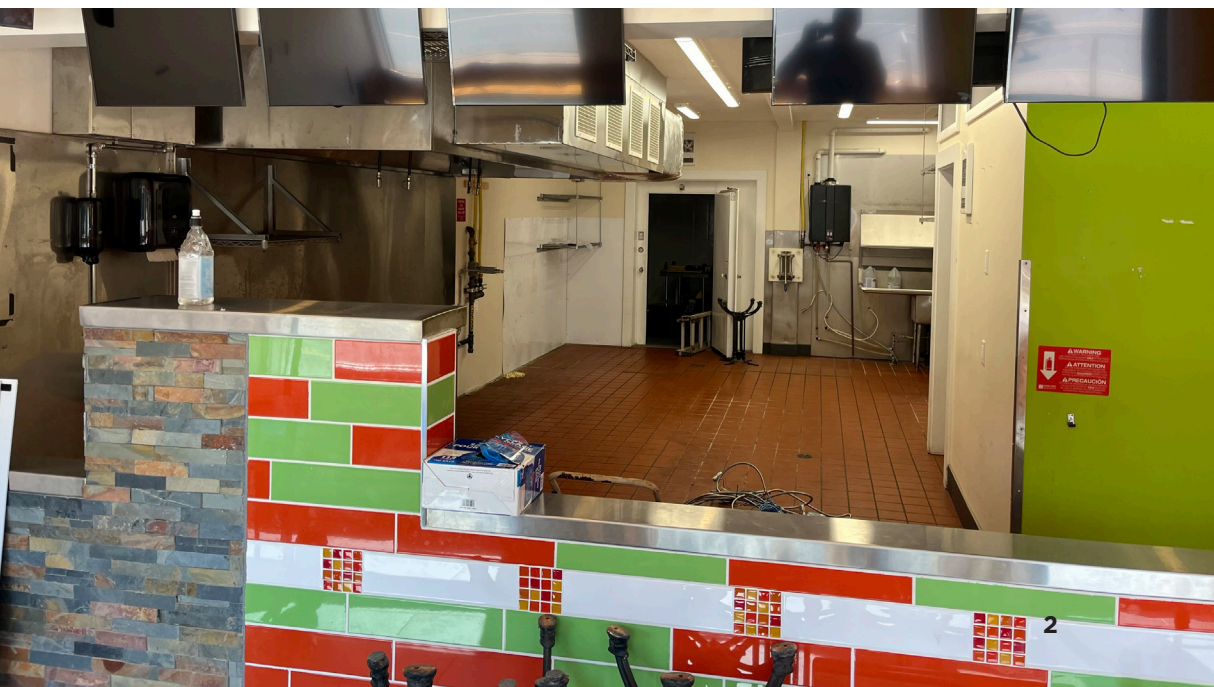


# VERSATILITY MEETS CONVENIENCE

Located on the vibrant Hampton Road, this property boasts a prime, high-visibility location with easy access. After a minor basement fire, the entire interior underwent a complete renovation, rebuilt and insulated to meet current codes. Any remaining equipment on the premises is available for separate purchase or the Seller can remove it upon request. The patio area will remain intact.

## KEY STATS

- Main Floor Size: 756 sf
- Basement Size: 576 sf
- List Price: \$349,000
- Land Size: +/- 7,772
- Zoning: Central Commercial





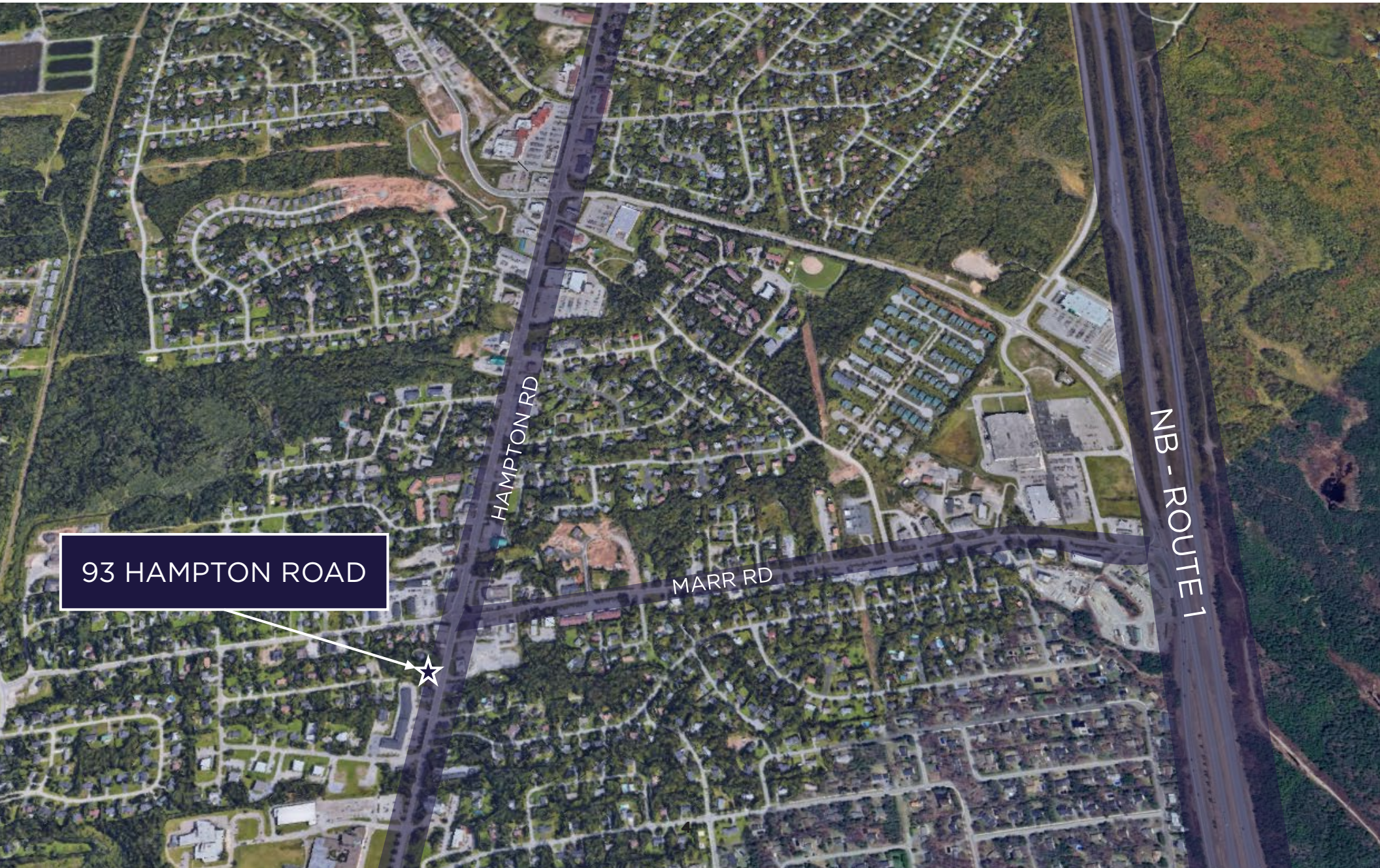
# THE HIGHLIGHTS

- Prime Location: Located on Hampton Road, the key thoroughfares of Rothesay, this property offers excellent visibility and easy access.
- Versatile Space: Ideal for a range of commercial uses, including retail, with flexible layouts options to suit your business needs.
- Customizable Design: The building's layout offers significant customization potential, allowing you to tailor the space to fit modern operational requirements.
- Renovated Interior: Fully rebuilt and insulated to meet current codes.
- Optional Equipment Purchase: Any remaining equipment on-site is available for separate purchase, or the seller can remove it as requested.
- Patio Included: The outdoor patio area will remain intact, offering extra space for various uses.
- Additional Storage: The basement offers and additonal 576 sf.





# LOCATION MAP







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