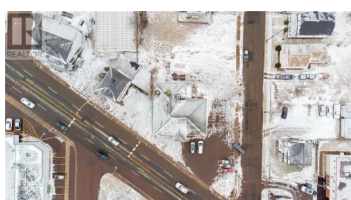
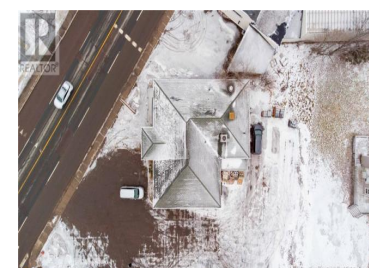




New Brunswick Real Estate Board



BUILDING ONLY Prime Commercial Building on Corner Lot in High-Traffic Location on Mountain Rd. This fully renovated commercial property offers an outstanding investment opportunity on one of Monctons most visible and heavily traveled roads. Ideally positioned on a corner lot, it benefits from excellent accessibility and unparalleled exposure, making it an ideal location for diverse commercial ventures. Surrounded by thriving businesses, residential neighborhoods, grocery stores, shopping centers, and entertainment options, the property is also conveniently located near public transportation and recreational spaces. The building features a main-floor dining area with seating for over 80 guests, complemented by fully equipped commercial kitchens on both the main and lower levels. Both spaces are tenanted, generating consistent rental income. The property also includes a spacious parking lot with 22 dedicated spaces, ensuring convenience for tenants and their customers. With updated electrical and plumbing systems, this property is ready to meet the needs of modern business operations. For those with an eye on future development, it can also be purchased with MLS #111156, offering additional land to enhance its potential. This is a rare opportunity to secure a high-performing commercial property in one of Monctons most sought-after locations. Contact your realtor today to learn...



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