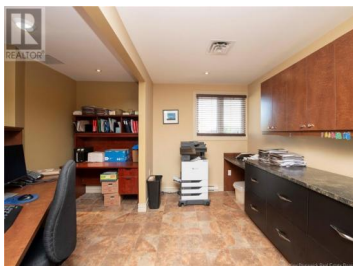




**Moncton New Brunswick**

**\$600,000**

New Brunswick Real Estate Board



Ideally located in Central Moncton 84 Brandon Street has undergone extensive renovations to elevate the aesthetic and functional appeal creating a modern space that is ready for the next entrepreneurs business venture. With more than 300k in upgrades completed from 2019-2022 you can open for business Day 1 with no maintenance or renovations needed. Every square inch of the interior was designed to maximize storage space with the addition of floor to ceiling built in cabinets, filing drawers, storage rooms and storage closets throughout the entire building saving you the time and effort to look for things and productivity will be increased! Featuring a reception area, 11 offices, cubicle work stations, boardroom, equipped kitchen, 2 modern bathrooms, and built-in storage. Permitted for use for current zoning is: doctor's office/medical clinic, legal practice, dental office, financial institution, educational use/daycare, hospital treatment center, real estate, redemption center, hair salon/spa/nail salon, vet, rooming house with many other services permitted. The area includes a mix of multi-units, subdivisions, 2 hospitals, restaurants, schools, universities, shopping and numerous amenities. With its proximity and easy access to highways off Connaught Avenue the location provides convenience for employees and patrons alike. Ample parking at the back with access to build...



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