



Moncton New Brunswick

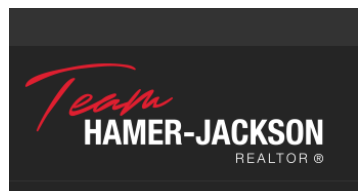
\$1,750,000

Investment Opportunity: Prime Commercial Properties on Mountain Road
CENTRAL TO ALL AMENITIES!!!An exceptional investment opportunity is now available on the highly sought-after Mountain Road. This unique parcel of commercial properties IS SOLD AS A PACKAGE DEAL ONLY, comprising several prominent buildings and the Sun Sun Restaurant: 979 Mountain Rd. housing Sun Sun Take Out Restaurant, a well-known establishment serving the Moncton community and travelers from near and far, alongside a long-term tenant; a duplex located at 967 Mountain Road; and a triplex located at 9-13 Terris Road. The duplex and triplex each feature 2 bedrooms and 1 bath per unit. This package offers a diverse mix of commercial and residential units, all with established, long-term tenants, ensuring steady income. Sun Sun Take Out Restaurant is a beloved local business that attracts consistent traffic, enhancing the visibility and value of this prime location. With approximately 200 feet of frontage on Mountain Road, 102 feet on Katherine Ave, and 152 feet on Terris Ave, this property stands out. Zoning classifications of SC (Suburban Commercial) and R3 (Residential) present a multitude of potential uses and development opportunities. This rare offering combines high visibility, steady rental income, and versatile zoning, making it an unparalleled investment opportunity. Don't miss out on this chance to ...

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