

Client-Full Report



Retail

List Price:	\$874,000.00	MLS® #:	M157478
PID #:	00643635	Status:	Active
PAN#:	1785310	Year Built:	
Title to Land:	Freehold		
Address:	1535 Route 114		
City:	Lower Coverdale, E1J 1G9	Major Area:	Rural Routes
		District:	Rural Riverview
		Sub-Dist:	Lower Coverdale
Lot Size:	1.3 Acres	Zoning:	
Waterfront:		Blw Grade Finished:	0
Abv Grade SQFTG:	3,928	Blw Grade UnFin:	1,964
Total Finish SQFTG:	3,928	Possession:	negotiable
Outside Dimensions:		CDOM:	186
List Date:	19-Feb-2024		
Days On Market:	186		

Public: **PROFITABLE GAS STATION AND CONVENIENCE STORE IN LOWER COVERDALE, NB IS NOW FOR SALE. We are selling the business including the building/real estate. The building has seen numerous renovations over the years including a new roof (2021), electrical updates, water pump (2023) and much more. Property features a 2,000 sq ft. updated 3 bed, 2 full bath residence on the second floor. New owners can live on site or lease the space for additional income. All the equipment is fairly recent and in good shape, no new financial investments are required. The long standing business is turn key and ready for new owners. Business is located approx. 8-10 minutes from downtown Moncton. Financials are available on request. Contact for more information.**

Directions: **Station/store is approx. 6-7 minutes from the Gunningsville bridge towards Lower Coverdale**

Features

Type:	General Store/Variety, Other	Property Size:	1.0 -2.99 Acres
Flooring:		Features:	Living Accommodations
Site Influence:		Roof:	
Heating/Cooling:	Baseboard, Electric	Services:	
Driveway:	Multi, Paved	Construction:	
Access:	Year Round Municipal Road		
Land Features:	Hot Water Tank	Floors:	
Rental Equipm.:		Documents Available:	Financial Statements
Fire Protection:	Business with Building/Land	Parking Details:	
Sale/Lease:	Yes	Ceiling Height:	
Parking:		Units:	Feet
Power - Volts:	Amps: Phase:		

Other Descriptive Information

Inclusions: **Inventory**

Exclusions:

Other Descriptive Features

Rental Income:		Bldng Colour:	
Garage:		PCS:	
Gar.Size:			
Lockbox:	No		

Lease Information

Legal, Financial and Tax Information

Heating:	Property Taxes:	Insurance:
Electricity:	Water:	Struct. Maint.:
Int. Maint.:	Ext. Maint.:	Net Income:
Gross Revenue:	Total Expenses:	
Lease Type:		
Assessment:	432,600	Taxes:
Heating Bill Amt:		Electricity Bill:
		8090.84 (2024)

List Information

List Agent: [RE/MAX Quality Real Estate Inc.](#)

23, Aug, 2024 10:31 AM

Compliments of: Sebastien Gagnon -RE/MAX Quality Real Estate Inc.

Additional Tax Info - click on arrow

RE/MAX Quality Real Estate Inc.
Phone: (506) 588-0868
Email: sebgagnon@remaxnb.ca

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