For Sale

Commercial building with **excellent exposure on Mountain Road**

651 Mountain Road
Moncton, New Brunswick

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Opportunity Type
Commercial building

Address
651 Mountain Road

Area
Moncton, New Brunswick

Available Space
3,200 SF

PID
00743740

Zoning
Suburban Commercial

Assessment
$205,900

Taxes
$6,925.81

Sale Price
$295,000

Opportunity **Highlights**

Exceptional commercial property ready to be customized to fit your business needs!

This commercial property at 651 Mountain Road at the prominent intersection of Mountain Road and Walsh Street, offers excellent exposure due to its high traffic.

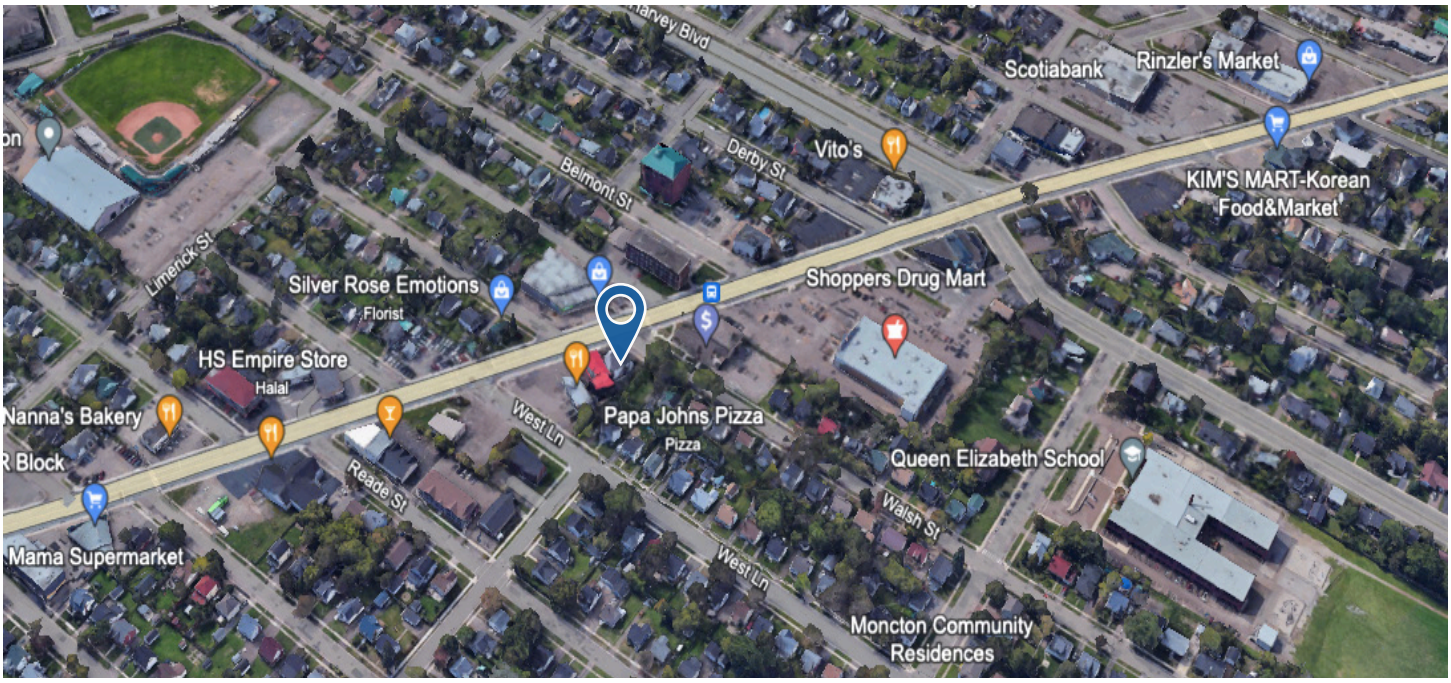
This two-level structure features 1,600 SF on the main and second level. Initially, the first floor served as a thriving business, and the second floor features two residential apartments. Recently, the building has faced a fire incident and has been meticulously cleared down to the structural framework, making it the perfect blank canvas to redesign your new dream business space.

Offering excellent visibility and on-site parking, this Mountain Road location provides prime access to various points within the city and numerous amenities.

Suburban Commercial zoning allows a wide range of possibilities, including a retail boutique, a restaurant, a beauty salon, wellness and healthcare clinics, an educational and training centre, residential accommodations, and so much more.

Map
Overview

Mountain Road is a major artery in Moncton, making this one of the most high-traffic areas in the city. Establishing a business in this area provides excellent exposure to a large number of potential clients due to its daily high vehicle and foot traffic. The property is less than 200 meters from Vaughan Harvey Boulevard, the gateway into the Downtown Moncton core and to the Town of Riverview. In the immediate area, you will provide major city hospitals, the Greater Moncton YMCA, Oulton College, Harrison Trimble High School, and more, giving access to a steady stream of consumers in the area.



Demographics within 5 KM of 651 Mountain Road, Moncton, New Brunswick

Current Population	Daytime Population	Average Household Income	Labour Employment Rate
78,791	**96,908**	**$75,819**	**92.4%**

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