

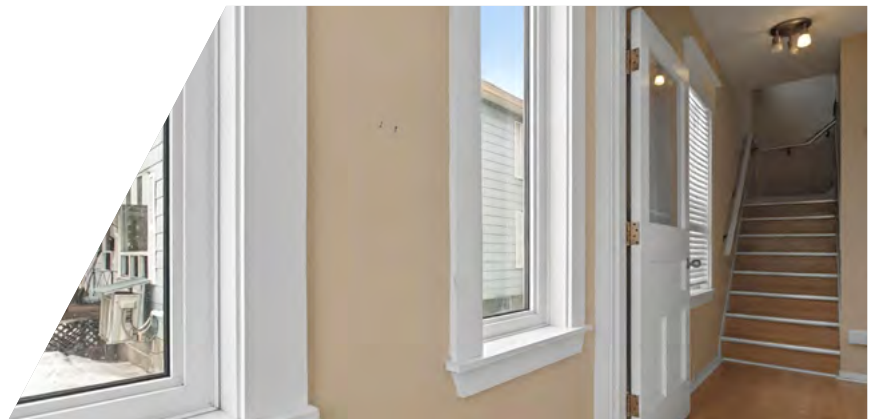


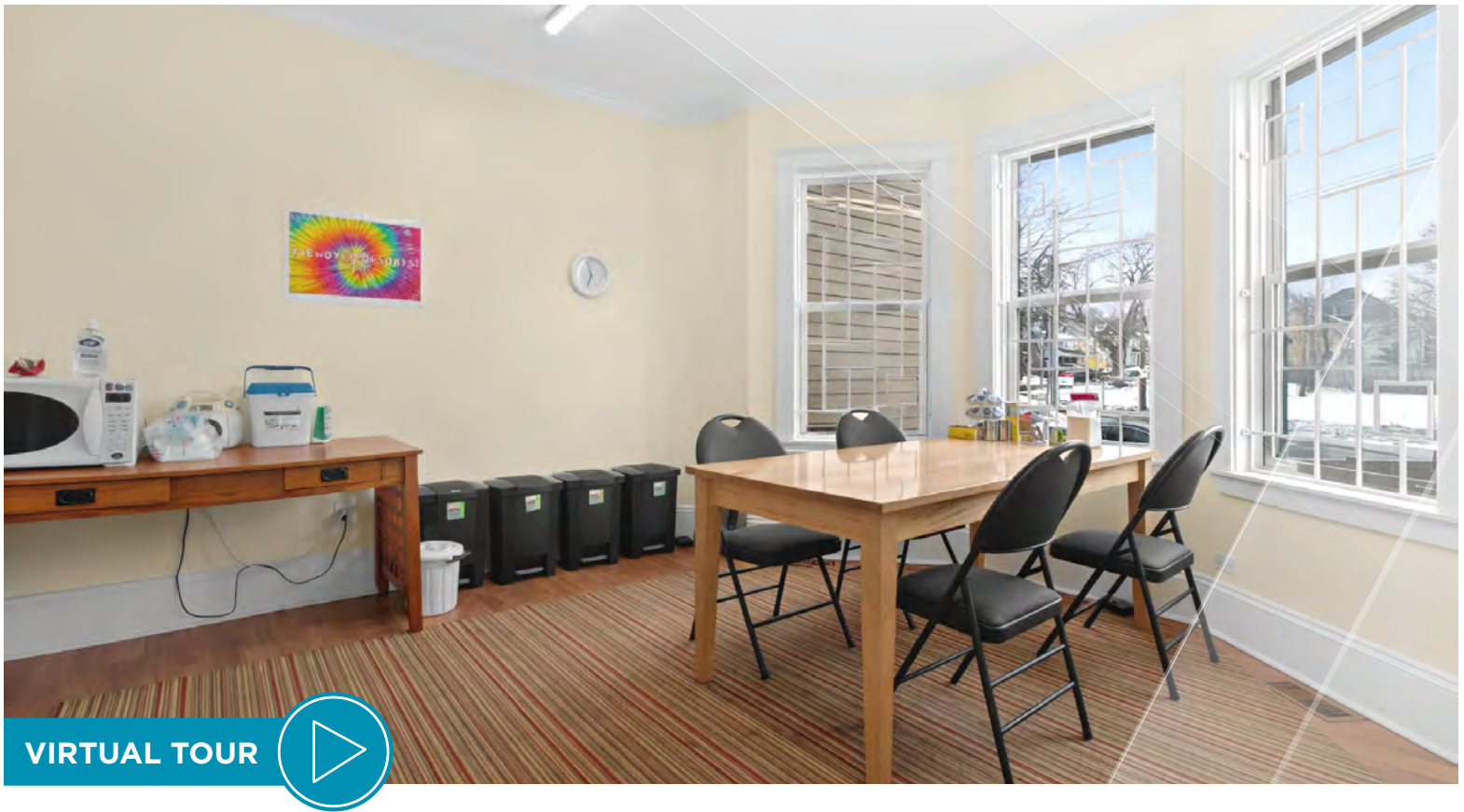
FOR SALE

308-310

MOUNTAIN ROAD

MONCTON, NB





ABOUT THE BUILDING

Welcome to 308-310 Mountain Road, a well-maintained mixed-use property offering both commercial and residential opportunities in a prime location.

The ground floor features a versatile commercial space, perfect for retail, office, or service-based businesses, while the second floor boasts a spacious apartment with a loft, providing comfortable living quarters or an additional rental income stream.

Whether you're an investor looking for a high-potential property, a business owner seeking a live-work setup, or a landlord expanding your portfolio, this property offers endless possibilities in a thriving area.



FOR SALE

Explore an exceptional investment opportunity with 308-310 Mountain Road, a mixed-use building in a high-traffic location with onsite parking. Whether you are an owner-occupier, investor, or both, this versatile property offers flexible options and unlimited potential for growth.

Owner-occupiers can take advantage of this unique opportunity to live above their business, reducing commuting time and operating costs while enjoying the convenience of a work-live setup. Alternatively, they can rent out the residential unit to generate additional income, offsetting expenses and maximizing the property's financial potential.

For **seasoned investors**, this mixed-use property offers strong income potential in a high-traffic location. With separate entrances and dedicated parking for both commercial and residential tenants, it ensures flexibility and ease of management. The diverse tenant mix provides stability, while the prime location enhances long-term value and appreciation.



BUILDING SIZE

+/- 2,641 sf



LIST PRICE

\$549,000



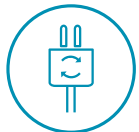
LOT SIZE

+/- 5,974 sf



ZONING

MU - Mixed Use Zone

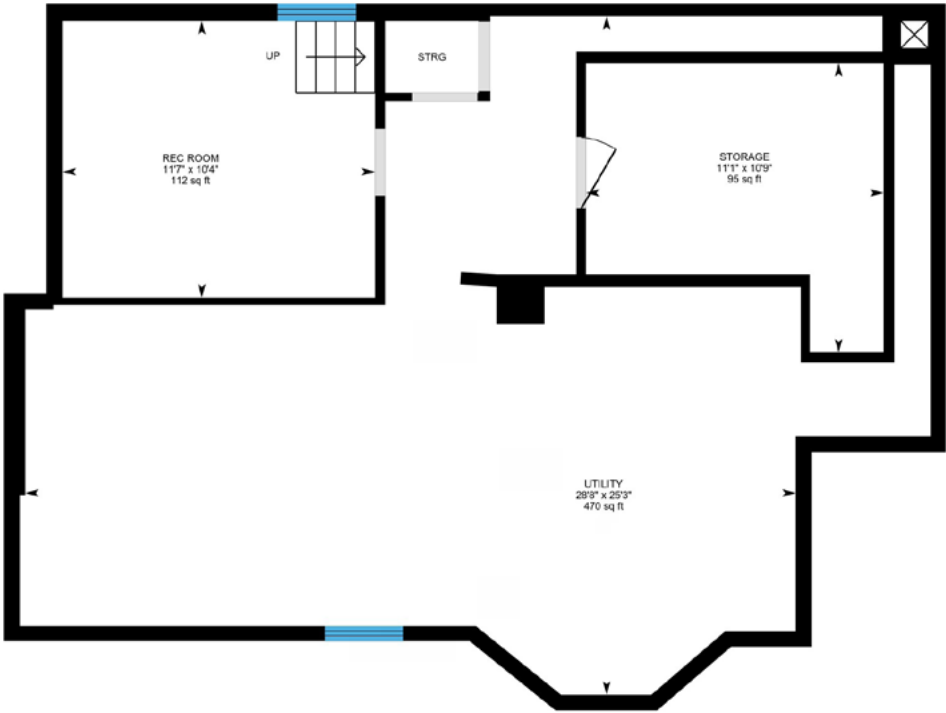


GENERATOR

Included in the sale



BASEMENT



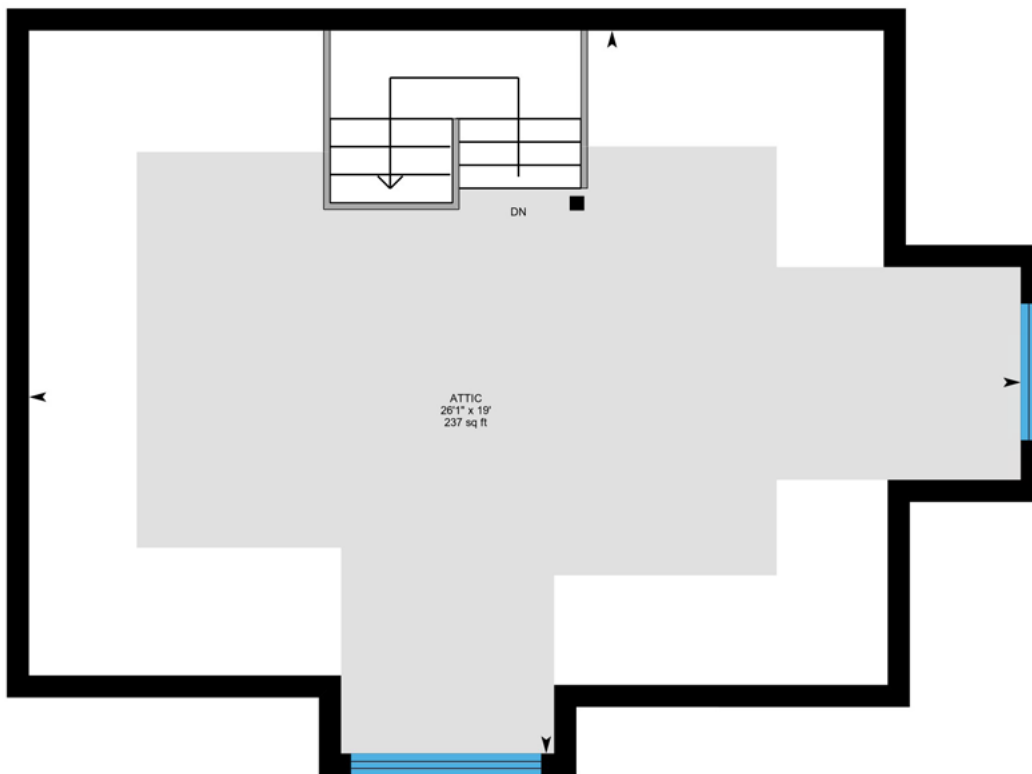
1ST FLOOR

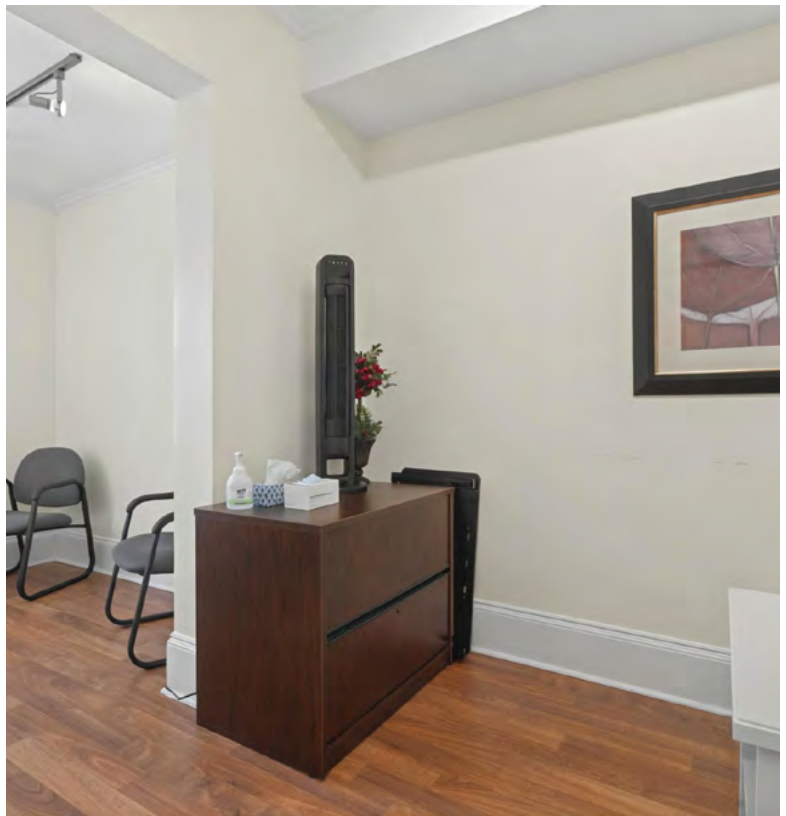


2ND FLOOR APARTMENT



LOFT





DEMOGRAPHICS

91,085

Population

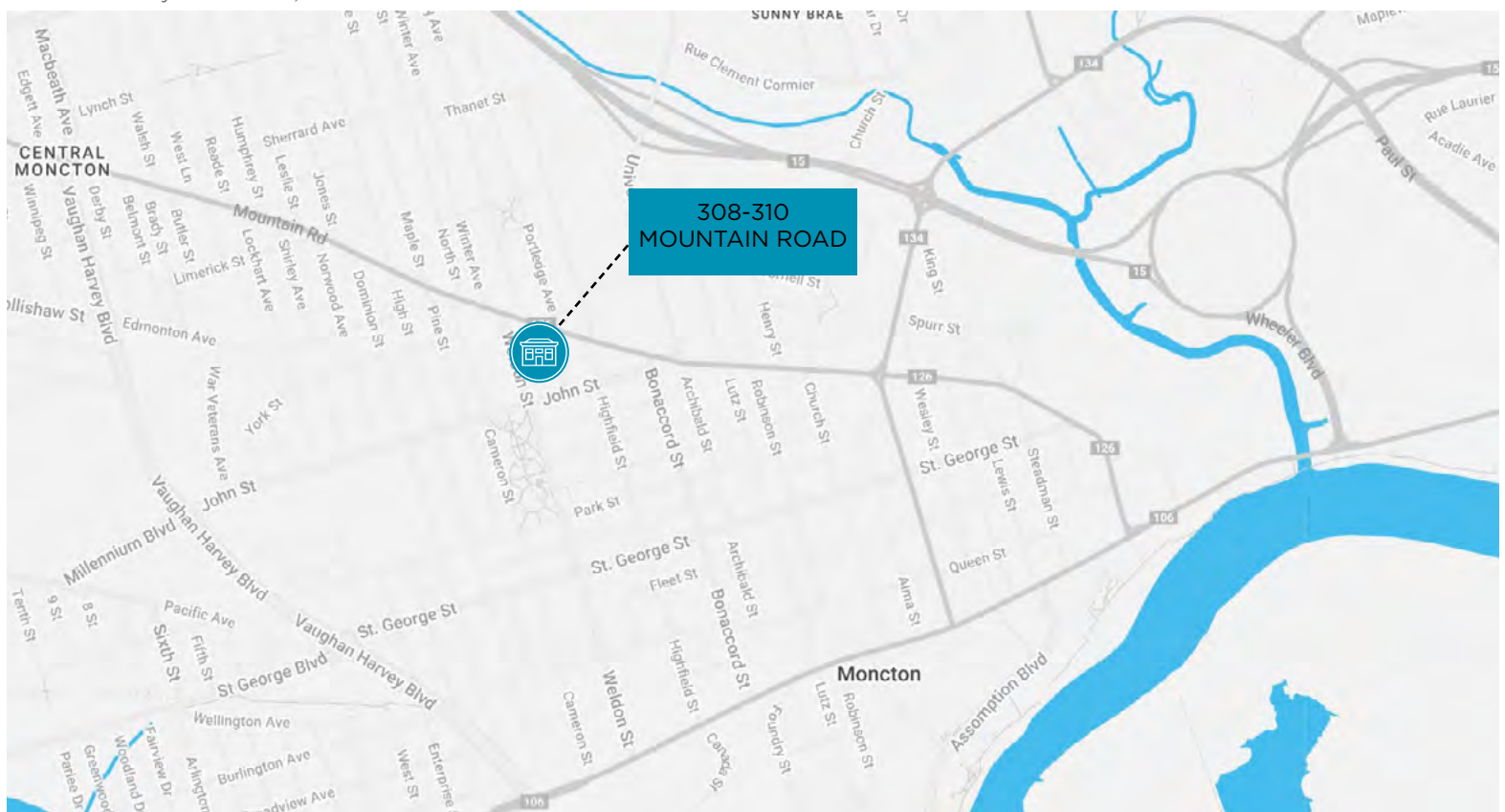
\$74,500

Median Household Income

40.8

Median Age

Source: The City of Moncton, CMHC data





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