

# INVESTMENT OPPORTUNITY

**FOR SALE \$790,000**

74 OHIO ROAD

SHEDIAC, NEW BRUNSWICK





# OPPORTUNITY OVERVIEW

## 74 OHIO ROAD

Nestled in the vibrant town of Shediac, 74 Ohio Road offers an outstanding investment opportunity for discerning buyers seeking a secure and dependable addition to their portfolio. This single-tenant property is anchored by a government tenant, providing long-term stability and peace of mind. The presence of a reliable tenant significantly reduces risk, ensuring consistent income flow and making this an attractive option for investors looking to diversify or strengthen their holdings.

Contact Listing Agent for financial details.





# PROPERTY OVERVIEW

The office space, approximately 1,921 SF on the main floor, is designed with functionality and accessibility in mind. It is wheelchair accessible and features multiple private offices, a kitchenette, two washrooms, and a secured vestibule for enhanced safety and controlled entry. Adjacent to the office building, there is a secondary warehouse building offering approximately 1,621 SF of open space, equipped with a large grade loading door for efficient loading and unloading. This flexible area is suitable for storage, distribution, or light industrial use. The property is further enhanced by a secure fenced compound, ideal for equipment storage or additional parking. Additionally, the paved lot provides approximately 30 marked parking spots, ensuring ample space for staff and visitors.

## HIGHLIGHTS

### 74 Ohio Road

- **List Price:** \$790,000
- **Building Size:** 1,921 Square Feet
- **PID #:** 70437967
- **Pan:** 05701740
- **Assessment:** \$521,200 (2025)
- **Site Area:** 0.97 acres
- **Parking:** Paved lot with marked stalls
- **Zoning:** (CG) General Commercial
- **Condition:** Well maintained mixed commercial
- **Fully leased:** Reliable cash flow from established tenant.
- **Water:** Municipal



7,535

**POPULATION**

\$67,000

**MEDIAN  
HOUSEHOLD  
INCOME**

52.8

**MEDIAN AGE**

2.1

**AVERAGE  
HOUSEHOLD  
SIZE**

# LOCATION OVERVIEW

Located in Shediac, this property is ideally situated amidst a mix of residential, commercial, and recreational amenities. Residents and tenants benefit from proximity to shopping, restaurants, and essential services, all within a short drive.

Over the past few years, the town of Shediac has experienced one of the strongest growths among all of the province of New Brunswick's municipalities. The town strives to support a high quality of life for its residents, workforce and visitors alike.



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