

# \$250,000 - 50 Assomption BLVD Unit#29 & 30

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## Listing ID: M141505

**\$250,000**

, 1318 square feet

Office

50 Assomption BLVD Unit#29 & 30,  
Moncton, New Brunswick, E1C4N9

COMMERCIAL OFFICE SPACE FOR SALE IN DOWNTOWN MONCTON in the beautiful Riverfront Condominium complex. Located directly behind the Blue Cross Centre and adjacent to the Boar Park Walking Trail. A 2 minute walk to Main Street and near all amenities. Floor to ceiling windows provide tons of natural light and offers a fantastic view of the Petitcodiac River. Two commercial condo units on the 1st floor and must be sold together. Sale price is \$250,000 for both units. Unit # 29 is 954 square feet is available for lease at \$1,800 per month (Semi-Gross)and Unit # 30 is 364 square feet and has a tenant in place with revenue to help with the mortgage. Purchase price and lease rate are subject to HST Unit # 30 has PID # 70367974 and PAN #5444746 and Property Taxes for 2022 are \$1,624.55 and Assesment is \$35,500 (id:33159)

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Listing Office:Colliers International New Brunswick