

\$1,600,000 - 255 Hump Yard RD

Listing ID: M149035

\$1,600,000

, 10275 square feet

Business

255 Hump Yard RD, Moncton, New
Brunswick, E1E4S3

Solid building and tenant- Zoned Railway Industrial with a multitude of uses. 16,000 sq ft of finished space, all brick building in very good condition. Current tenant is CN - Atlantic Zone Operations. Building finished on both levels. It is currently configured with several offices, boardrooms, file storage, and open work spaces on the first floor, and training, communications offices and mechanical/electrical service rooms in the basement. Draft

Expansion/Development plan available would allow potentially an additional 8160 sq ft of space (currently 4400 sq ft of shop/garage area and another 3760 sq ft of additional office space but can be configured as required). Located directly adjacent to CN's 800 acre intermodal yard.

Loads of parking available on site (-25 spaces). Building can be accessed from the Salisbury Road or from Delong Drive travelling through CN's intermodal yard.

Washrooms on upper and lower levels.

Backup generator and communication tower not to remain with sale (tenant owned).

Private road access with shared cost and snow removal agreement with 3

contributors. Contracts are in place for landscaping and snow removal. Hst

applicable. (id:33159)

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