

# \$1,600,000 - 3471 Route 114

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## Listing ID: M150091

**\$1,600,000**

, 13300 square feet

Hospitality

3471 Route 114, Edgetts Landing, New Brunswick, E4H2G8

An exceptional turn-key hospitality business opportunity offering a 28-room motel, restaurant, cabins, campground and more ideally located in a high-volume tourist area close to key attractions. Spanning 4.55 acres, the site features a motel with 28 rooms with 14 double rooms (2 queens) and 14 single rooms with queen beds. Along the property water frontage, there is 6 cottages. Three cottages feature a full kitchen, living room and a bathroom, the other three feature 1 bedroom, a kitchenette and a living room. All have decks and BBQs providing picturesque views of the Petitcodiac River. In addition, there is a full-service 70-seat licensed restaurant with exterior patio that caters to the public and special events. There is a gift shop/snack area in the entrance as well as onsite laundry for all guests. Adjacent to the building is a full-service ice-cream bar building onsite. The property is equipped with 14 campground sites, 5 of which are full service and the remaining 9 with two-way service. The public washroom building has an additional studio rental as well. The exterior has a 16x32 foot above-ground pool a children's playground and a firepit area for guests to enjoy. Located just 10 minutes from the well-known tourist attraction, Hopewell

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Rocks, and 40 minutes to Fundy National Park. These areas continue to see surges in tourists, on the heels of the opening of the new Fundy Parkway Trails. Do not miss this opportunity, text or call for a viewing today.  
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