

\$239,900 - 3258 Route 132

Listing ID: M153005

\$239,900

Vacant Land

3258 Route 132, Scoudouc, New
Brunswick, E4P3S6

Welcome to this beautiful 23 acre +/- in Scoudouc! The current invested costs for this project include construction expenses for a pre-manufactured steel commercial/residential building with a 40'x56' footprint of approximately \$105,000 and a land purchase cost of \$88,000. An allocation of \$10,000 was made for a 338'x16' sandstone driveway. There is temporary power on site. However, complications arose during construction when the builder poured the foundation before the drawings were completed, leading to errors in sizing the foundation. The current foundation design is 8-inch short on both sides, causing the building siding to overhang 8" on two sides if assembled. The buildings main beams would still fit over the frost wall if construction wanted to be completed as-is. Improper bolt placement on multiple sides and corners also needs attention. Utilities include a \$5,000 drilled well and a \$30,000 sewage connection, which required drilling under the road due to city regulations. Prior to these complications, trees were cut down, and excavation work was completed. Detailed plans and drawings are available and interior concept drawing plans will come with the build, with the official cost breakdown provided to serious inquiries only. Note that the mentioned costs are

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approximate and subject to change based on the final scope of work and required modifications. Please Contact for the full info sheet. (id:33159)

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