

REDUCED



400 WILLIAM STREET DALHOUSIE, NEW BRUNSWICK

Benefit from this Main Business District Location in Dalhousie!

- 5,389 sf building formerly utilized as a financial institution
- Great access and exposure on a main commercial street
- Zoned Town Centre (TC)

Located in northern New Brunswick on a main commercial corridor in the town of Dalhousie, this commercial investment property offers great access, excellent exposure, on-site parking and is surrounded by local commercial amenities.

This well-maintained, partial two-storey building was purpose-built in 1965 as a financial institution, is of steel construction and has a total square footage of 5,389 square feet.

The building has been well-maintained and has benefited from its single tenancy. Its Town Centre (TC) zoning permits such uses as office and retail.

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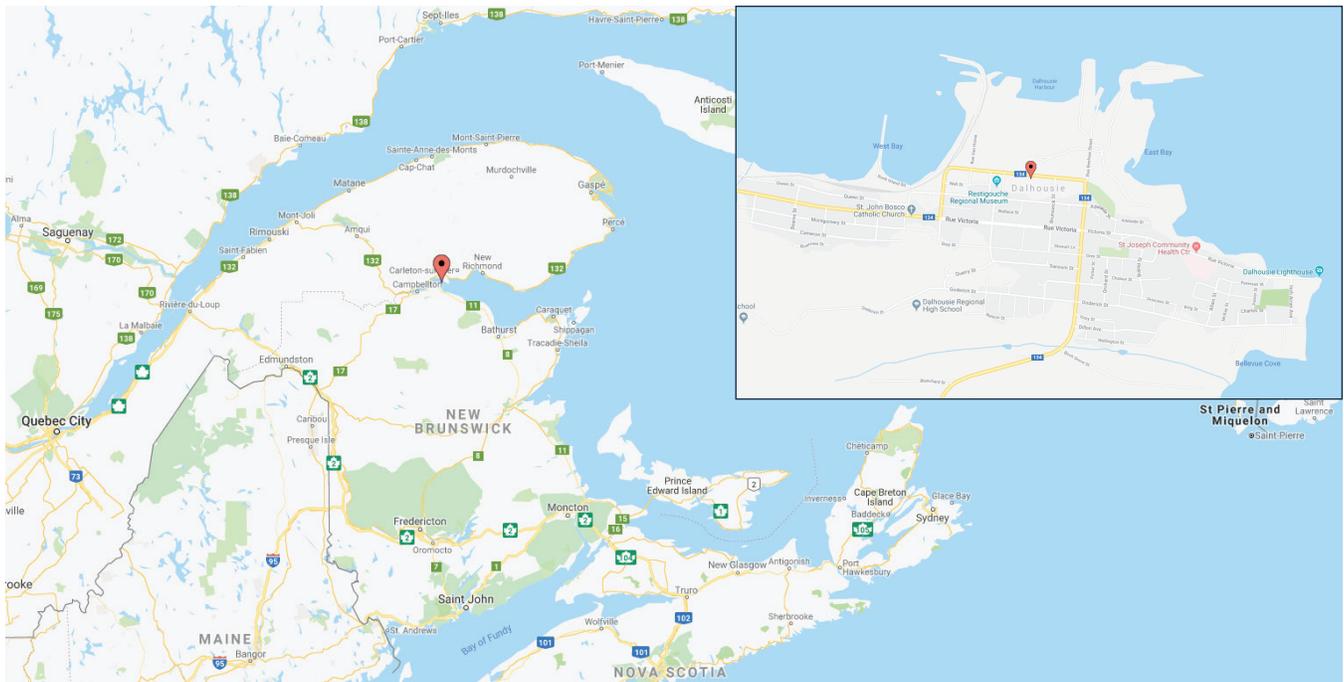
FOR SALE

\$149,900

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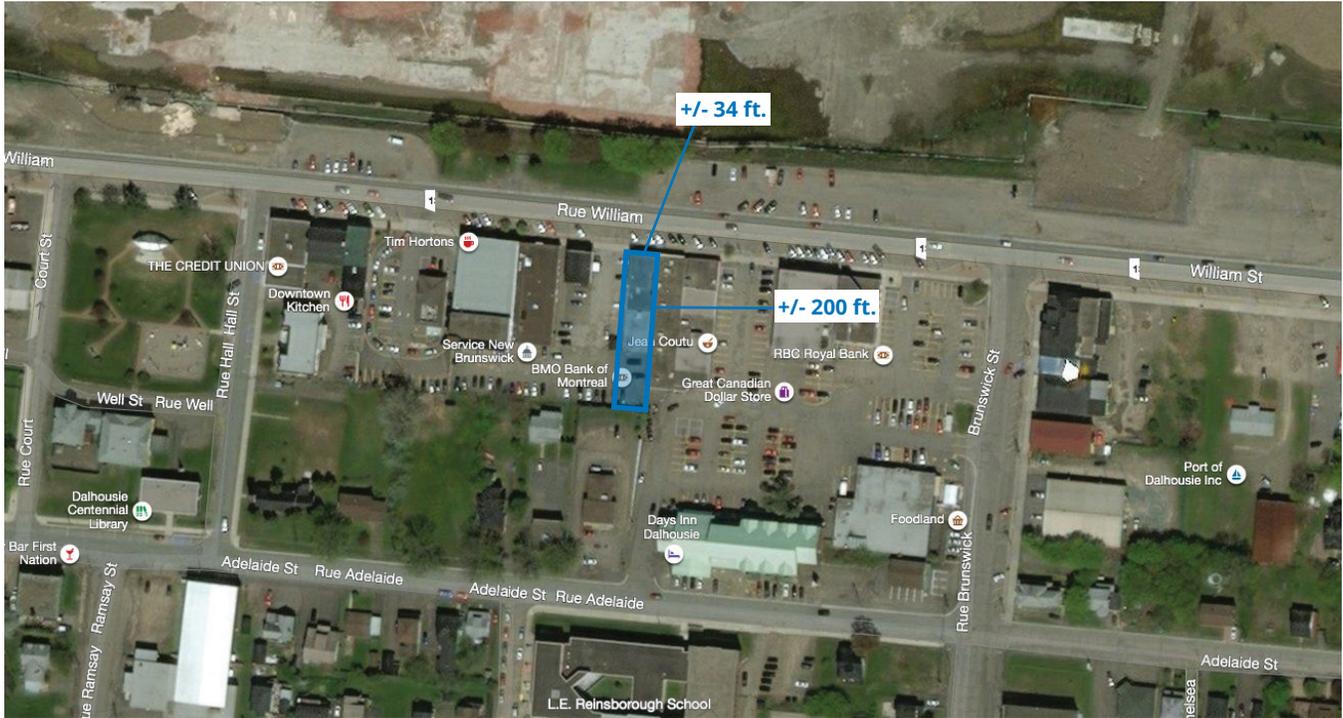
400 William Street | Dalhousie, New Brunswick



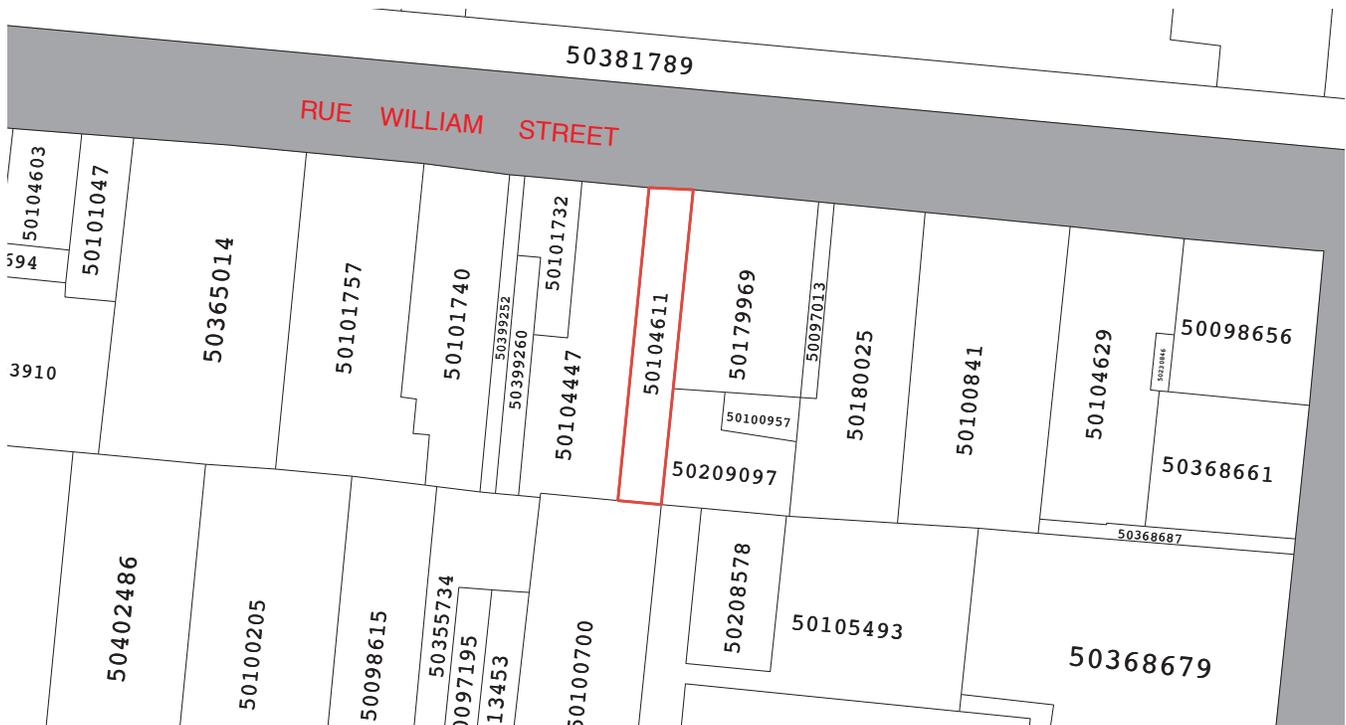
LISTING ID	10197						
ADDRESS	400 William Street, Dalhousie, New Brunswick						
LOCATION	Dalhousie's commercial core						
PID	50104611						
LOT SIZE	6,803 sf						
ZONING	Town Centre (TC) Zone						
TOTAL BUILDING SIZE	<table border="0"> <tr> <td>Ground</td> <td>4,057 sf</td> </tr> <tr> <td>Second</td> <td>1,332 sf</td> </tr> <tr> <td>Total</td> <td>5,389 sf</td> </tr> </table>	Ground	4,057 sf	Second	1,332 sf	Total	5,389 sf
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Second	1,332 sf						
Total	5,389 sf						
BUILDING CONSTRUCTION	Steel frame, with a flat roof						
YEAR BUILT	1965						
TOTAL NO. FLOORS	Partial two-storey						
HVAC	Forced air furnace, electric baseboard and roof-mounted HVAC units						
PARKING	Some parking to the rear						
ASSESSED VALUE (2019)	\$319,000						
TAXES (2019)	\$16,069.95						
OFFERING PRICE	\$149,900						

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AERIAL VIEW



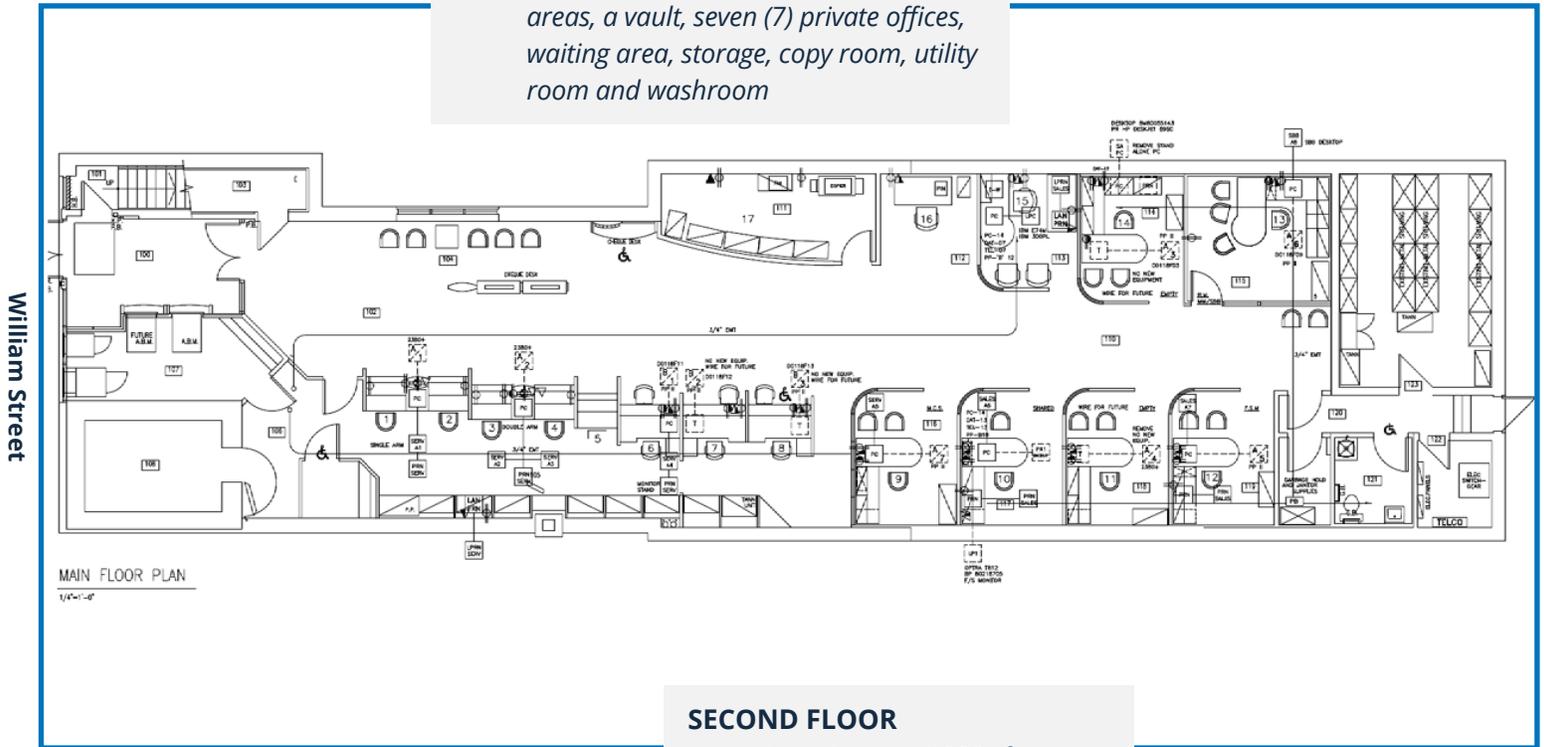
SITE PLAN



FLOOR PLAN

GROUND FLOOR

- Area: Approx. 4,057 sf
- Layout: Traditional bank space with ATM vestibule to the front, counter service areas, a vault, seven (7) private offices, waiting area, storage, copy room, utility room and washroom



SECOND FLOOR

- Area: Approx. 1,332 sf
- No floor plan available
- Layout: Storage rooms, staff kitchen, lounge/lunchroom and two (2) washrooms

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