

**FOR SALE**



## 14 EAST MAIN STREET PORT ELGIN, NEW BRUNSWICK

### Commercial Property on Main Corridor in the Village of Port Elgin

- 1,616 sf building formerly utilized as a post office branch
- Easy access and great exposure on a main commercial street
- Flexible mixed-use zoning

Located in the village of Port Elgin, New Brunswick, this well-maintained and structurally sound, 1,616 sf single-storey building benefits from its strategic location, which is in the direct path of all traffic heading to Prince Edward Island. Additionally, the property enjoys water views of the Northumberland Strait across the street.

Purpose-built in 1965, this former post office branch sits on a large parcel and has lots of potential to be repurposed for office or retail use. Features include easy access from the roundabout, high visibility, ample on-site parking, and proximity to various retailers and services including a hardware store, liquor store, pharmacy, gas station, and more.

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\$75,000

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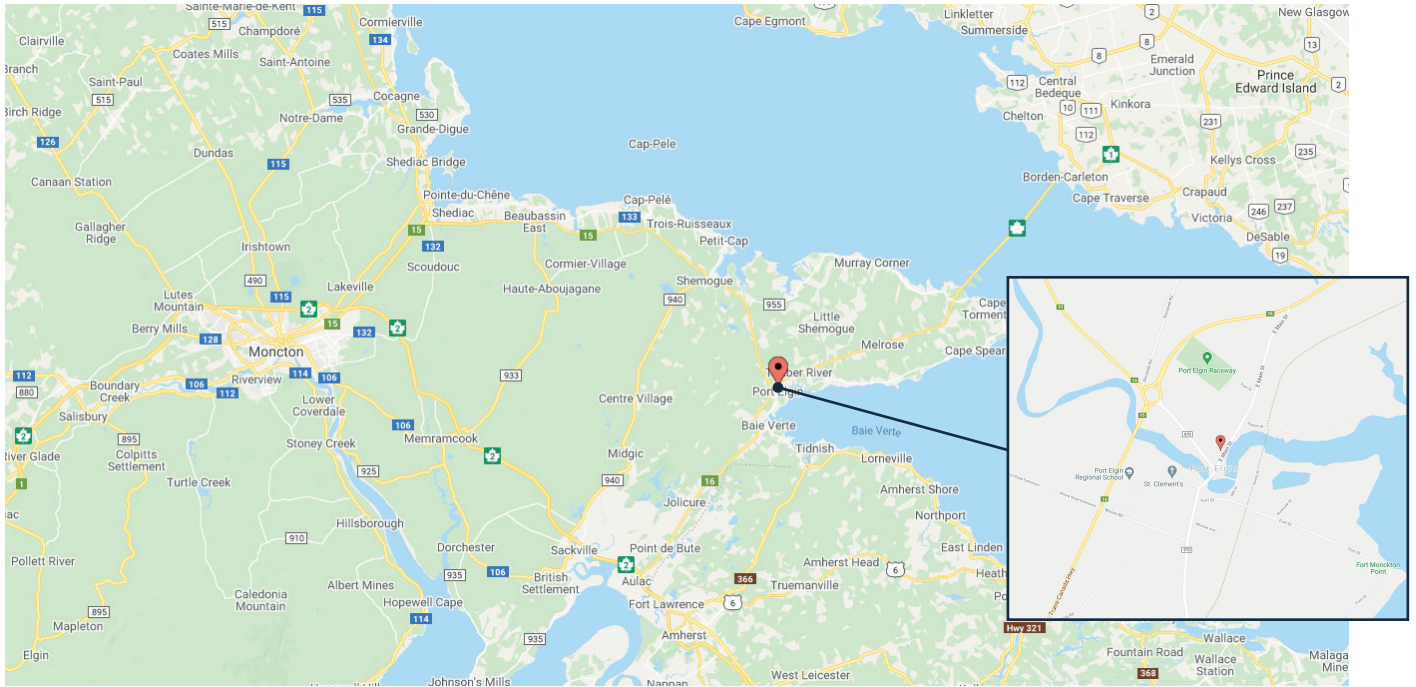
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# 14 East Main Street | Port Elgin, New Brunswick



<b>LISTING ID</b>	25161
<b>ADDRESS</b>	14 East Main Street, Port Elgin, Westmorland County, New Brunswick
<b>PID</b>	00791905
<b>LOT SIZE</b>	14,951 sf (0.34 acres)
<b>ZONING</b>	Mixed-use (M) Zoning
<b>TOTAL BUILDING SIZE</b>	1,616 sf
<b>EXTERIOR FINISH</b>	Brick
<b>YEAR BUILT</b>	c. 1965
<b>TOTAL NO. FLOORS</b>	One (1)
<b>HVAC</b>	Roof-mounted heat pumps
<b>PARKING</b>	On-site paved surface parking
<b>MUNICIPAL SERVICES</b>	Water and sewer
<b>ASSESSED VALUE (2020)</b>	\$71,000
<b>OFFERING PRICE</b>	\$75,000

# 14 East Main Street | Port Elgin, New Brunswick

## AERIAL VIEW



## SITE PLAN



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