



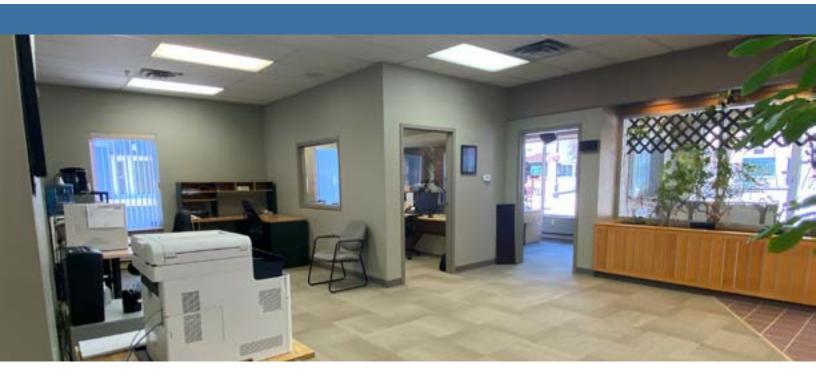
Corner Lot Located on the Main Street of St. Stephen's Business Core

FOR SALE 112 Milltown Boulevard

St. Stephen | NB

Stephanie Turner Brock Turner

112 Milltown Boulevard | St. Stephen, NB Stephanie Turner & Brock Turner



Property Highlights

\$329,000

Located on the main street of St. Stephen's business core, this property occupies a corner lot, boasting a well-maintained 3,281 square foot building. Current lease in place for small portion of building, there's potential for future owner occupancy while offering some revenue to offset expenses. The property features both rear paved surface parking and convenient on-street parking at the front. Currently designed for retail/office and community purposes, its versatile layout can accommodate various uses.

With a population of approximately 8,100 residents, including young families, students, and active retirees, St. Stephen is a vibrant community. Positioned opposite Calais, Maine, the town benefits from its strategic border location. Notably, it's the proud home of Ganong, a renowned chocolatier with a storied 150-year legacy, adding to the allure of the downtown hub. If you are a downtown business owner currently paying rent, this is an unmissable chance tailor-made for you. Buy now and secure this property for your future.





PARKING







Stephanie Turner (506) 333-3442 sturner@bbrokers.ca www.bbrokers.ca Brock Turner (506) 271-2770 bturner@bbrokers.ca www.bbrokers.ca



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Property Details



LOCATION	St. Stephen, NB
PID	01305713
ZONING	Commercial
LOT SIZE	4,639 SF or 0.10 acres
BUILDING AREA	3,281 SF
PARKING	Paved surface parking
ASSESSED VALUE (2024)	\$236,300
TAXES (2024)	\$11,052.22
SALE PRICE	\$329,000









12 Smythe St, Suite 104

Saint John, NB

E2L 5G5

Property Photos

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Property Photos

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