

\$2,400,000 - 121 Route 550, Woodstock

MLS® #NB111014

\$2,400,000

0 Bedroom, 0.00 Bathroom, 5,715 sqft

Other on 3.00 Acres

N/A, Woodstock, New Brunswick

This prime commercial property, originally developed in 2008 & recently upgraded in 2023, presents an outstanding opportunity for investors or operators seeking a high-traffic, multi-use facility. Strategically located, the site has operated continuously as a Petro Canada-branded gas station with an attached convenience store & restaurant space since its inception. Recent updates have transformed & modernized the property to enhance customer experience & operational efficiency. In 2023, the property underwent significant renovations, which included relocating the Country Style Coffee shop to the previous Quiznos area & expanding & modernizing the former Country Style space to house a new Popeyes Chicken, now operated as a leased entity. These changes not only elevated the restaurant offerings but also optimized the layout, catering to a wider customer base & maximizing use of space. Further, a diesel generator has been installed to ensure continuous operations during power outages, highlighting the property's readiness for seamless service under any circumstances. With its high-visibility location, stable brand partnerships, & recent enhancements, this property is well-positioned for continued success as a hub for fuel, food, & convenience services. Please do not approach staff or discuss the sale with employees. All inquiries & communications from interested parties (incl REALTORS® & their clients) should be directed to Listing Salesperson. Confidentiality



is appreciated. (id:6289)

Built in 2008

Essential Information

Listing #	NB111014
Price	\$2,400,000
Bathrooms	0.00
Square Footage	5,715
Acres	3.00
Year Built	2008
Type	Other
Sub-Type	Freehold

Community Information

Address	121 Route 550
Subdivision	N/A
City	Woodstock
Province	New Brunswick
Postal Code	E7M5H8

Amenities

Amenities	Recreation Nearby, Shopping
Features	Corner Site, Door under 10 ft.

Interior

Heating	Propane Heat Pump
Cooling	Heat Pump

Exterior

Exterior	Hardboard
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Listing Details

Listing Office	RE/MAX East Coast Elite Realty
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