

Commercial Building



45 Emerson St, Edmundston, NB, E3V 1R9

Offered at \$424,900

MLS#NB125264- Prime Downtown Edmundston Commercial Opportunity! Looking to expand your business or establish a presence in the heart of Edmundston's vibrant downtown? This versatile commercial building offers endless possibilities. With over 3,000 sq. ft. of finished space and a flexible split-level design, it can easily adapt to your needs. Previously home to a professional office, this property is well-suited for a wide range of businesses. Options include: Utilize the entire building for your own operations. Occupy one level and lease out the other for additional income. Add it to your investment portfolio and rent out both spaces. Convert it into an up-and-down duplex ? much-needed residential space in Edmundston! Main Floor Features: Spacious open showroom area, Bright reception and waiting room, 3 private offices, 2-piece bathroom, Inviting entrance area. Lower Level Features: 4 office spaces, Additional waiting room, 2 storage rooms, 2-piece bathroom, Electrical/mechanical room. Recent Updates: Roof shingles, siding, windows, flooring, and eavestroughs (2017), Repaved parking lot (2021), Stone front walkway with wheelchair accessibility (2018) and New hot water tank (2025, owned). Security system in place and 7 parking spaces. This property offers both excellent curb appeal and functionality, making it ideal for business growth or investment. Don't miss this unique opportunity ? call today to schedule your private viewing!

0 Bedrooms
2 Bathrooms
3,080 sqft
0.1 acres (lot size)
Built: Unknown year



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