



**\$9,000**

**Commercial: N/A River John Station**



**Cathy Covey**

Broker/Owner

Phone: (902) 956-3301  
PO BOX 99  
Pictou , Nova Scotia

**City:** River John

**Address:** River John Station Road

**Province:** Outside US and Canada

**Postal Code:** B0K 1N0

**Floors:** 2

**Square Feet:** 3480 s.f.

**Lot Size:** 20000 s.f.

**Listing Status:** Active



Solid two storey warehouse located on the Trans Canada Trail in River John. Formerly the Co-Op Feed mill, this is a solid building and ideal for year round servicing for recreational traffic on the Trans Canada Trail. Snow mobiles, cross country skiers, ATV enthusiasts all pass by this property on a regular basis. This is a very affordable way to create a tourism based business. It currently sits on a level 20,000 s.f. lot which is leased from CN at a rate of \$300.00 per year, plus HST. There are some restrictions on use. A buyer could also move the warehouse off the leased property if so desired.

### **Waterfront Features**

Year Round  
Road Access

### **Land Features**

Cleared  
Wooded/Treed

### **Zoning Features**

Rural Zoning