

One MAGAZINE STREET

FOR SALE

Beautiful and well tenanted
investment property for sale
located in Saint John New Brunswick

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1 Magazine Street | Saint John, NB

Stephanie Turner & Brock Turner



Property Highlights

ASKING PRICE
\$2,000,000

Located on Magazine Street just north of the city centre, this attractive brick building known as "The Jaquelin Premises" was completed in 2004 and overlooks the Saint John Harbour and Fort LaTour. The building is 100% occupied. Tenants include the Province of New Brunswick, several doctor's offices and a tenant in the financial sector. A great opportunity to own a beautifully designed and well cared for investment property with a solid return on investment. The building was designed to be expanded either with an addition to the side and/or an additional (4th) floor added. Architectural drawings available of possible expansions.

The package includes a total of 1.53 acres of land. The building sits on 1.13 acres of land. The asking price also includes an additional 0.4 acres across the street (Metcalf PID 55162291) which is used for overflow parking.

Contact listing agents to request financials.

Pricing Breakdown:

- 1 MAGAZINE STREET: \$1,735,000
- CAP Rate 1 Magazine Street only: 7.62%
- 1 MAGAZINE STREET INCLUDING ADDITIONAL LAND (Metcalf PID 5516229) \$2,000,000. NOTE: additional land not sold separately at this time.



**ABILITY TO
EXPAND STRUCTURE**



**PARKING
ON-SITE**



**CENTRALLY
LOCATED**



**TRANSPIT
ACCESSIBLE**



**EXCESS
LAND**

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Property Details

PID's:	55162846 & 55162291
BUILDING FOOTPRINT:	3,972 sq ft including exterior walls
NUMBER OF FLOORS:	3
GROSS LEASABLE AREA (GLA):	9,490 sq ft
CONSTRUCTION:	steel/concrete/brick
SIDING:	brick/steel
FOUNDATION:	ICF
ELEVATOR:	Thyssen Krupp
ROOF:	two ply modified bitumen membrane roof
SPRINKLERED:	yes
HVAC:	3 electric heat pumps provide heating and cooling. 1 for each floor
PARKING:	on site paved surface parking with additional spots across the street
ENVIRONMENTAL REPORTS:	available
LOT SURVEYS:	available
MECHANICAL/ELECTRICAL/ STRUCTURAL DRAWINGS:	available
ZONING:	general commercial with provision that it must be office use only



Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000

Property Photos



Property Photos

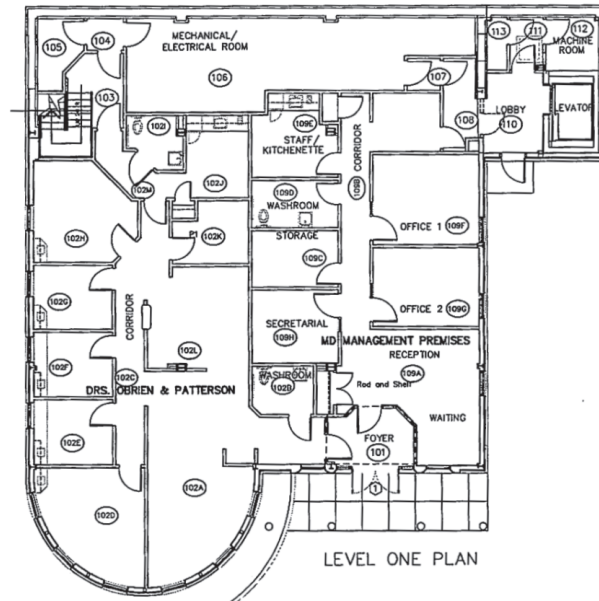
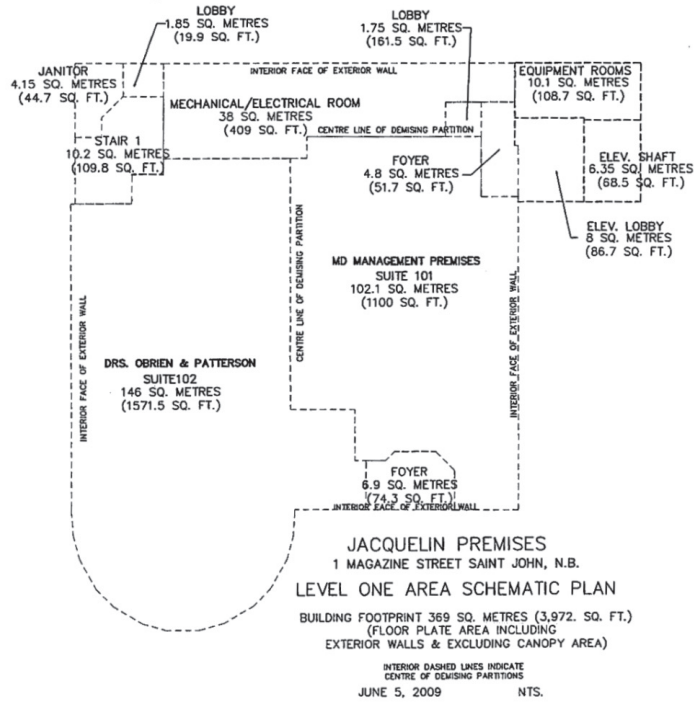
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Floor Plan

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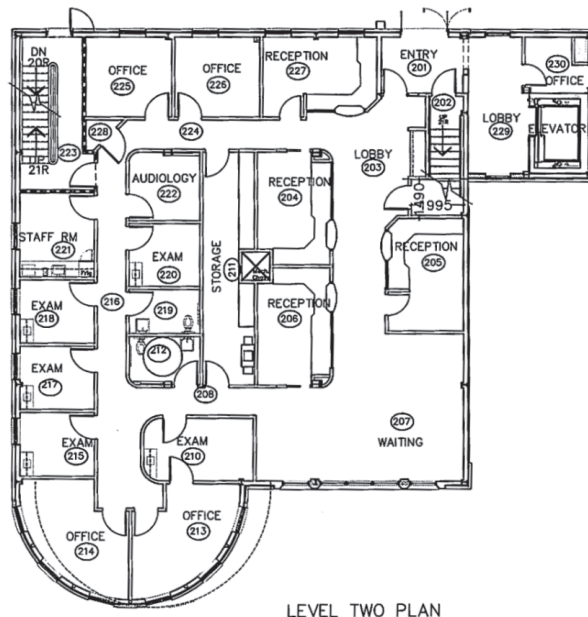
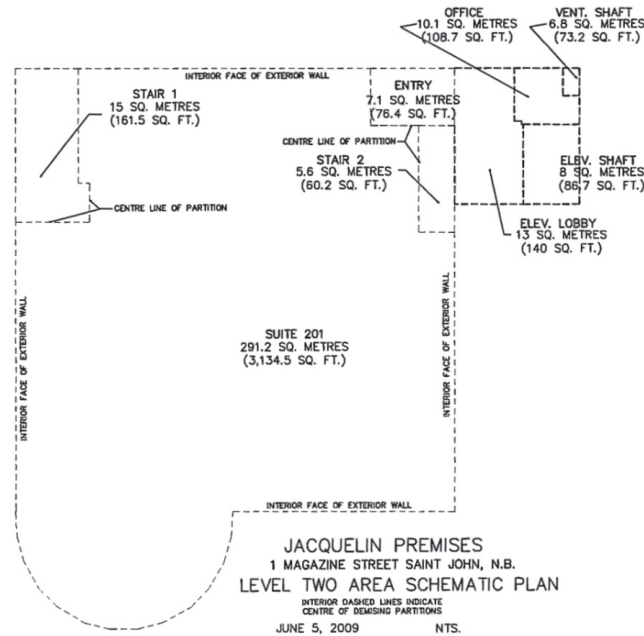
Floor 1



Floor Plan

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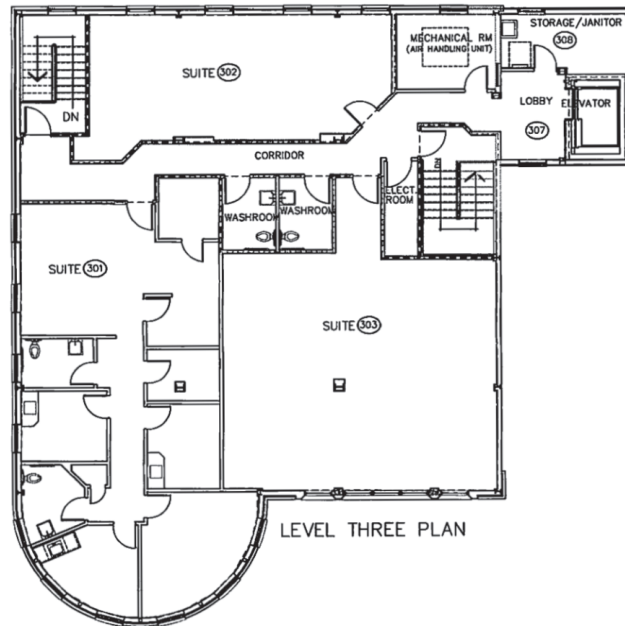
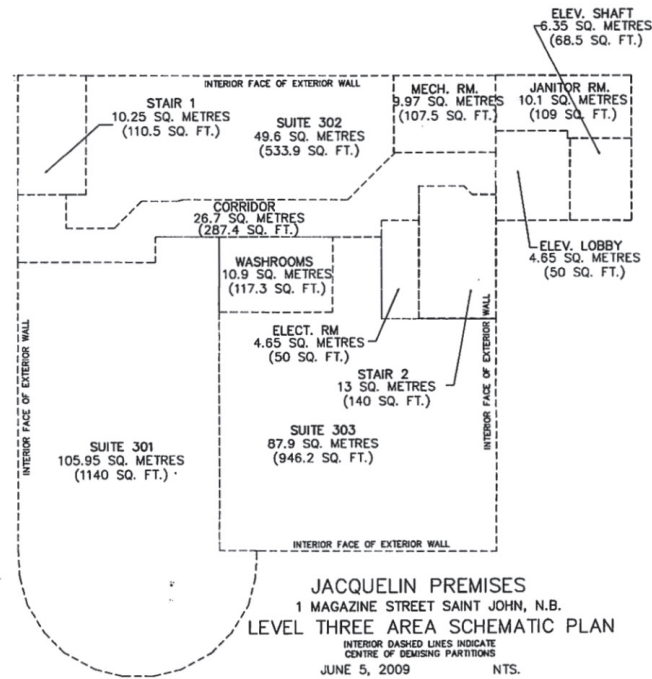
Floor 2



Floor Plan

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Floor 3





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