

# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**High-Traffic Neighbourhood Strip Plaza**

FOR LEASE

**184 HAMPTON ROAD**

Quispamsis | NB

**Stephanie Turner  
Brock Turner**



184 Hampton Road | Quispamsis, NB  
Stephanie Turner & Brock Turner



## Property Highlights

BASE RENT  
**\$16.00 psf**

ADDITIONAL RENT  
**\$10.38 psf**  
(plus HST & utilities)

This opportunity represents various options of commercial space, ideal for retail or office/professional services use. Unit 107 (1,377 SF) is a former pub, with previous tenant fixturing remaining, including built-in bar and kitchen vent hood. The unit next door is also available (877 SF).

Situated in the heart of Kennebecasis Valley's retail node, this property offers high visibility and exposure. Property features include good frontage, free on-site parking and excellent signage opportunities.



**GREAT  
LOCATION**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**



**TRANSIT  
ACCESSIBLE**

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**Stephanie Turner**  
(506) 333-3442  
sturner@bbrokers.ca  
www.bbrokers.ca

**Brock Turner**  
(506) 271-2770  
bturner@bbrokers.ca  
www.bbrokers.ca

12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

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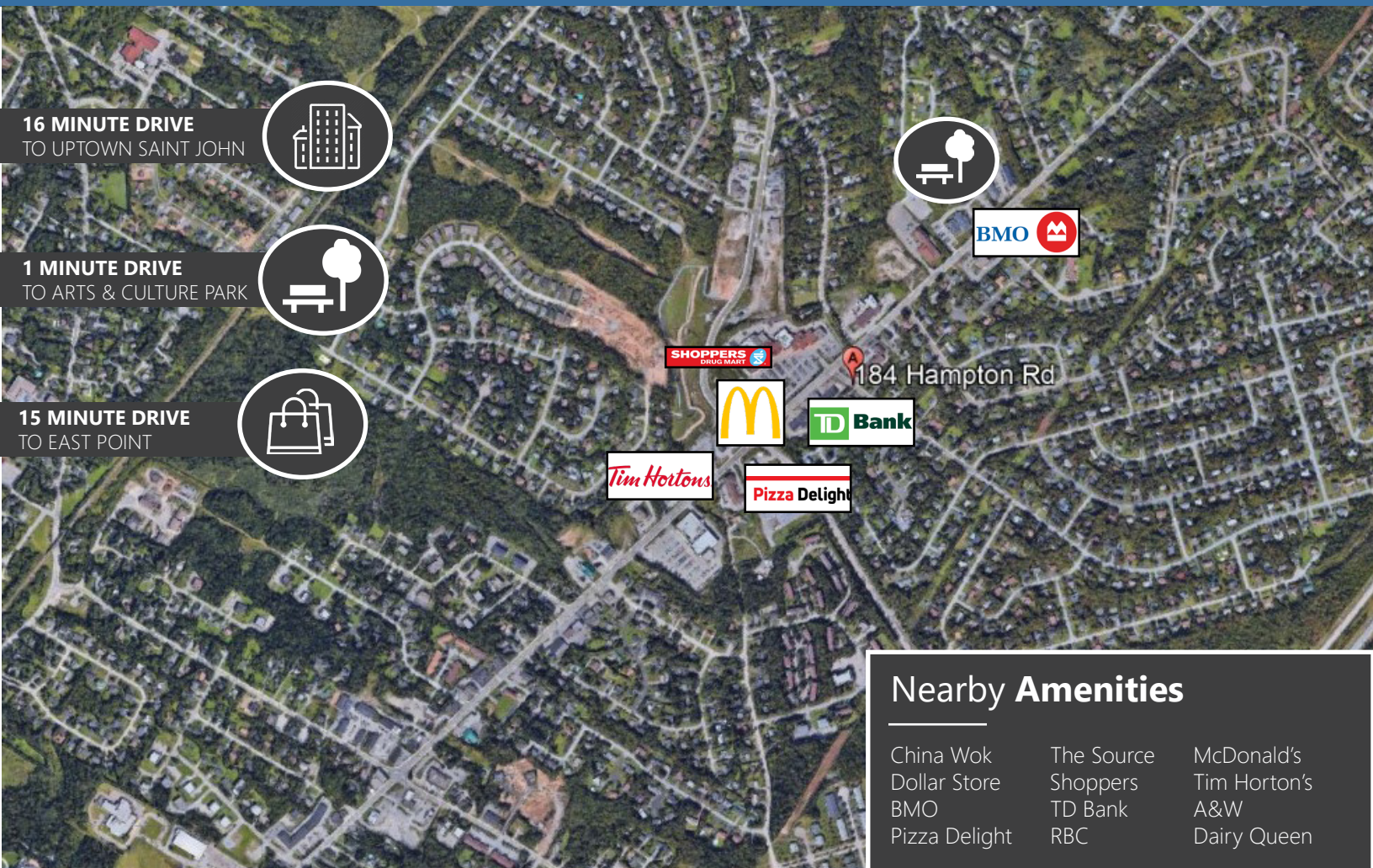


## Property Details

AVAILABLE  
**IMMEDIATELY**

<b>LISTING ID</b>	20126
<b>PROPERTY TYPE</b>	Multi-tenant strip mall
<b>ZONING</b>	Commercial
<b>NUMBER OF FLOORS</b>	One
<b>SIZES AVAILABLE</b>	Unit 106: 877 sf   Note: Units 106 and 107 can be leased Unit 107: 1,377 sf   seperately or combined for 2,254 SF
<b>MAX CONTIGUOUS SPACE</b>	2,254 SF
<b>MIN DIVISIBLE SPACE</b>	877 SF
<b>EXISTING CONDITION</b>	Vacant
<b>PARKING</b>	Ample paved parking for customers and employees (free)
<b>NEIGHBOURING TENANTS</b>	Vogue Optical, Avenir Hearing, Salvatore Pizza and TD Bank
<b>SIGNAGE OPPORTUNITIES</b>	On building facade and strip plaza's 'monument sign'

# 184 Hampton Road | Quispamsis, NB Stephanie Turner & Brock Turner



## Nearby Amenities

China Wok	The Source	McDonald's
Dollar Store	Shoppers	Tim Horton's
BMO	TD Bank	A&W
Pizza Delight	RBC	Dairy Queen

## Quispamsis

“Quispamsis, New Brunswick, is situated along the breathtaking Kennebecasis and Hammond River waterways. This picturesque suburban community is located in southwestern New Brunswick, 22 kilometres northeast of the City of Saint John.

Quispamsis is a progressive, vibrant community with many attractive residential opportunities for all types of family units. Abundant recreational areas, quality schools, places of worship, retail and professional services are all within the Kennebecasis Valley.

In 2017, MoneySense named Quispamsis the best place to live in Atlantic Canada. With a population of 18,245, Quispamsis is the sixth-largest municipality in New Brunswick.”

Source: [Quispamsis.ca](http://Quispamsis.ca)

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# Property Photos

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## UNIT 106



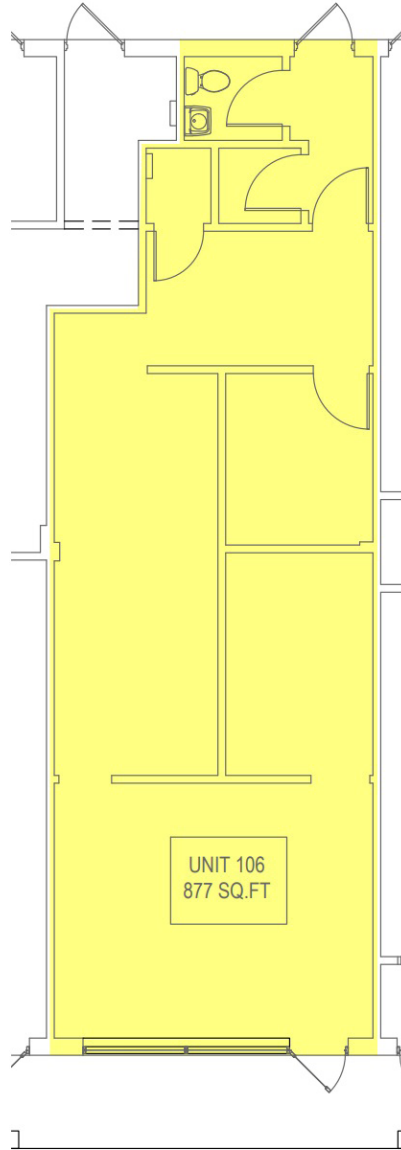
## UNIT 107



# Floor Plan

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## UNIT 106



184-186 HAMPTON ROAD  
LAKEFIELD PLAZA  
UNIT 106

SEPTEMBER 20, 2021  
SCALE = 3/16" = 1'-0"

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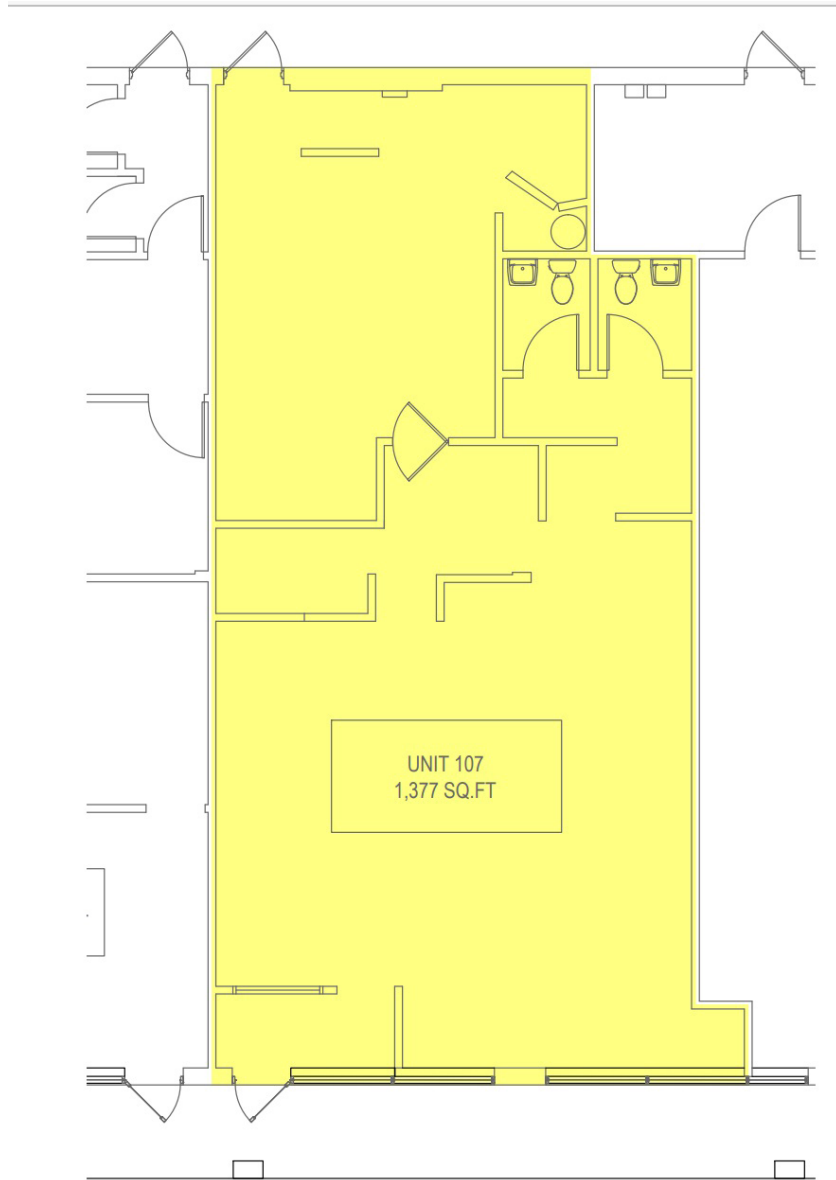
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# Floor Plan

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## UNIT 109



184-186 HAMPTON ROAD  
LAKEFIELD PLAZA  
UNIT 107

SEPTEMBER 20, 2021  
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