

30-40 BAYSIDE DRIVE

Saint John | NB

Strategically Located
property on Bayside Drive

Troy Nesbitt

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FOR SALE



30-40 Bayside Drive

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Property Highlights

ASKING PRICE
\$1,645,000

Fully Fenced 3.3 acre site with two industrial buildings on busy Bayside Drive. Building A consists of Approximately 10,000 sf of industrial space with an additional +/- 3,450 sf of office and mezzanine space and has two grade level doors and one dock level. Building B consists of approximately 5,000 sf of clear span space with small mezzanine office and three grade level doors. Both buildings have a combination of natural gas and electric heating. Currently owner occupied. Property being sold as vacant and "as is where is". Valuation is based on property with all tanks removed and no environmental remediation contemplated.



**PRIME
LOCATION**



**REDEVELOPMENT
OPPORTUNITY**



**HIGH
VISIBILITY**



**FENCED
YARD**

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Property Details

ADDRESS	30-40 Bayside Drive
MUNICIPALITY	Saint John
PID	55146146
ASSET TYPE	Industrial
SITE AREA	3.3 acres fenced
BUILDING AREA	Building A: +/-13,450 sf Building B: +/- 5,000 sf
ZONING	IL - Light Industrial
DOCK DOORS	Building A: 1 x dock door
GRADE DOORS	Building A: 3 grade Building B: 3 grade
ASSESSED VALUE (2023)	\$1,313,200
TAXES (CURRENT YEAR)	\$60,793.28
LIST PRICE	\$1,645,000

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— Grandview Industrial Park
— McAllister Industrial Park

Saint John

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

Building A



Building A



Building B





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