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 | Saint John, NB Troy Nesbitt



Property Highlights

\$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.











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

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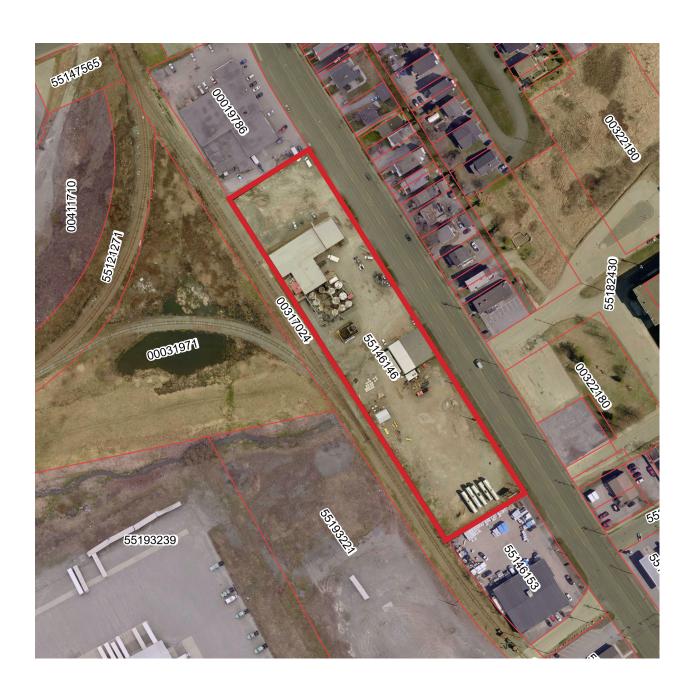


Property Details

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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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



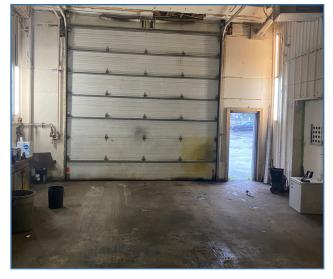






Building B











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