

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Well Established Retail Professional Centre on
Busy Rothesay Avenue**

FOR SALE

650-660 ROTHESAY AVENUE

Saint John | NB

Troy Nesbitt



650-660 Rothesay Avenue | Saint John, NB
Troy Nesbitt



Property Highlights

REDUCED PRICE
~~\$2,500,000~~ \$2,135,000

Highly visible retail/professional office property consisting of two buildings and additional storage building on the prime portion of Rothesay Avenue. Highly visible and well established tenant base, 650-660 Rothesay Avenue is on the portion of Rothesay Avenue used by thousands of shoppers coming in from the Kennebecasis Valley every day.



**GREAT
LOCATION**



**SIGNAGE
OPPORTUNITIES**



**ON-SITE
PARKING**

BRUNSWICK
BROKERS

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca



Property Details

Building Name	Rothesay Avenue Plaza
Address	650-660 Rothesay Avenue
Municipality	Saint John
PID	55118244, 00300020
Asset Type	Retail
Zoning	Corridor Commercial (CC)
Number of Floors	2
Doors	Drive-in Grade Door
Site Area	+/- 1.6 acres
Building Area	21,600 sf
Parking	45+. Ample parking in front of property, additional in rear and left side of building
Assessed Value (2023)	\$1,058,600
Taxes (current year)	\$47,029.30
List Price	\$2,135,000

650-660 Rothesay Avenue | Saint John, NB

Troy Nesbitt

BUILDING SIZE	21,600 sf
NUMBER OF FLOORS	2
STRUCTURE	Wood
ROOF	Shingle
LOADING	Grade Level Doors
HVAC	Rooftop units at 650. Heat pump/baseboard at 660 Rothesay Ave.



650-660 Rothesay Avenue | Saint John, NB
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PID: 00339432

650-660 Rothesay Avenue | Saint John, NB
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9 MINUTE DRIVE
TO UPTOWN SAINT JOHN

5 MINUTE DRIVE
TO MCALLISTER PLACE

1 MINUTE DRIVE
TO NB ROUTE 1

Drury Cove

650 Rothesay Ave

Glenn Falls

Forrest Irving Field House

Nissan

Costco

BP

Esso

Nearby Amenities

Ritchie's	Halifax Seed	Nissan
Simply Bistro	Glen Falls School	Esso
Canadian Tire +	Irving Field House	Sitrings

Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$79,586

Interior Photos

650-660 Rothesay Avenue | Saint John, NB
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650-660 Rothesay Avenue | Saint John, NB

Offering Terms & Conditions

Proponents are requested to meet the following requirements when submitting a proposal:

1. Name of proponent with address, phone and electronic contact information.
2. Clearly state the price being offered to purchase the property, including any offering conditions.
3. Identification of the legal entity that will deal with the Owner, together with names of any and all participating parties, and person(s) authorized to sign an Agreement of Purchase and Sale. The proponent must name a representative with appropriate authority with whom the Owner may negotiate.
4. If the purchaser is represented by an outside broker, fees payable to the purchaser's broker shall be paid by the purchaser.

Brunswick Brokers Limited

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Proposals should be clearly marked: **650-660 Rothesay Ave, Saint John**



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