

COMMERCIAL REAL ESTATE

JVL 876

Well Established Retail Professional Centre on Busy Rothesay Avenue

FOR SALE

650-660 ROTHESAY AVENUE

Saint John | NB

Troy Nesbitt

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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.





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



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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.	





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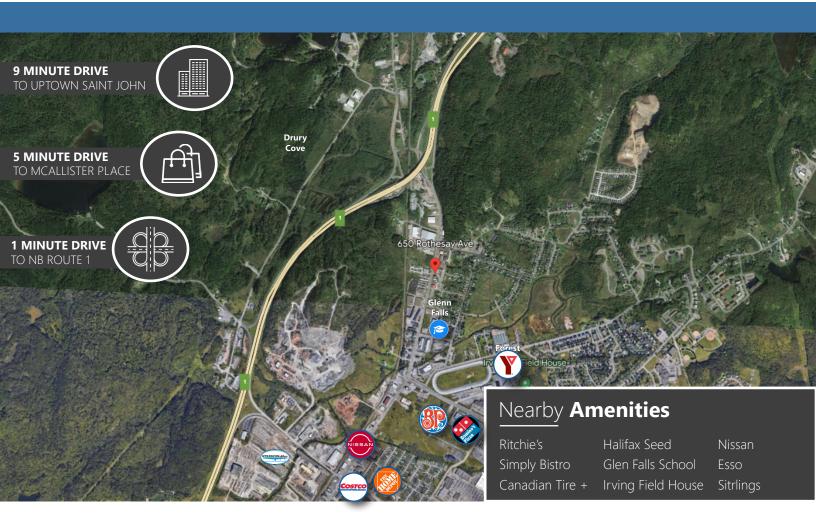
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Saint John

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



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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

Attn: Troy Nesbitt 12 Smythe Street, Suite 104 Saint John, NB E2L 5G5

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



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