

# 68-74 MCILVEEN DRIVE

Saint John | NB

Two sought after industrial  
properties in the heart of  
McAllister Industrial Park

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**FOR SALE**



74 McIlveen Drive

68 McIlveen Drive

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BROKERS  
COMMERCIAL REAL ESTATE

68-74 McIlveen Drive | Saint John, NB  
Troy Nesbitt



74 McIlveen Drive



68 McIlveen Drive

## Property Highlights

ASKING PRICE  
**\$2,246,000**

Looking for a pair of solid industrial investment properties? 68 and 74 McIlveen Drive are two well located properties in the heart of growing McAllister Industrial Park.

68 McIlveen is fully leased with above average NOI and consists of approximately 12,000 sf of industrial and office space on a 1.2 acre fenced lot.

74 McIlveen is currently owner occupied. Owner would consider a sale leaseback for their thriving business. It consists of approximately 6,300 sf of high ceilinged, clear span warehouse space with attached 2,500 sf dome which is on slab with electricity and fully insulated.

Both properties are zoned Heavy Industrial Park and can be purchased together or separately. Properties in this area have been selling quickly due to a continuing lack of supply and increasing demand.



**MCALLISTER  
INDUSTRIAL**



**DOCK & GRADE  
LOADING**



**100%  
OCCUPIED**



**HIGH  
CEILINGS**

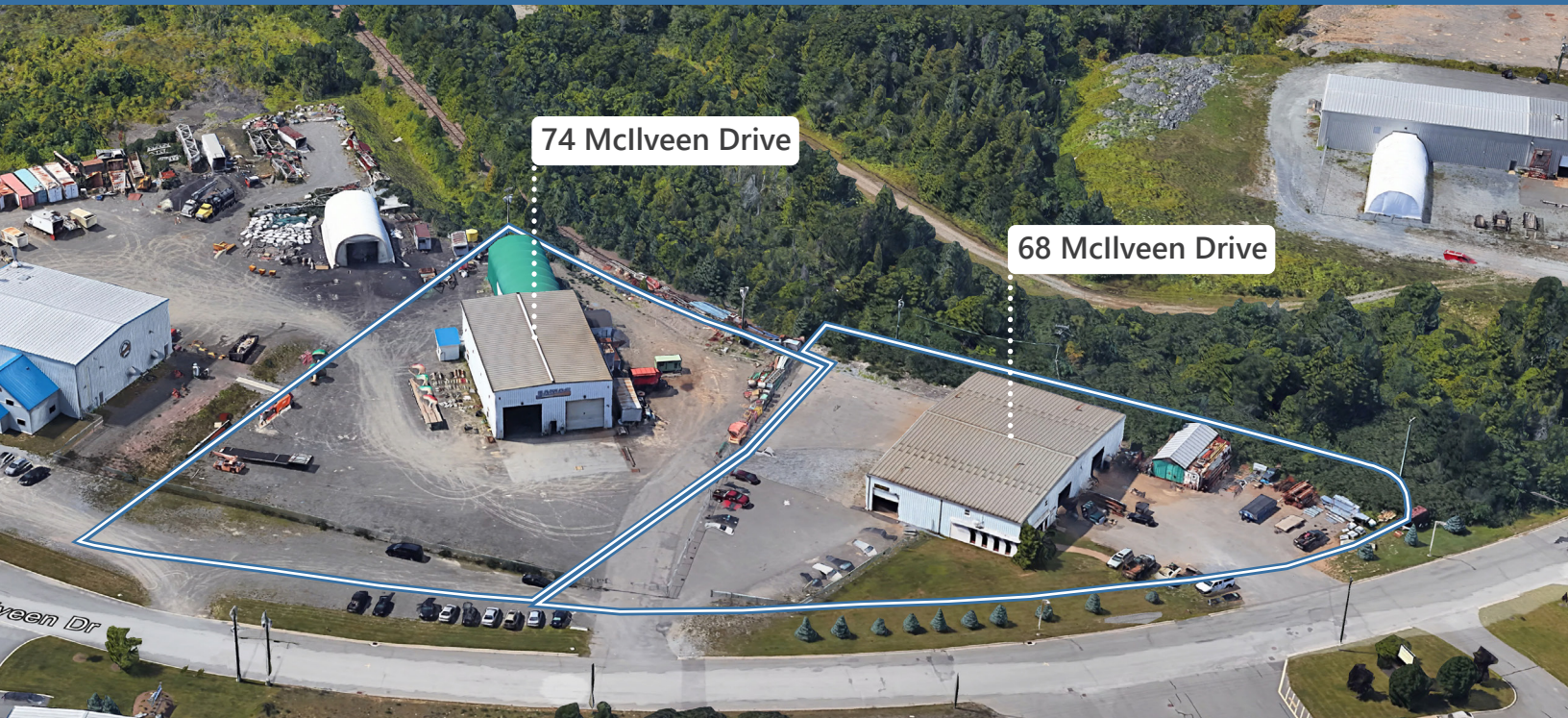


**FENCED  
YARD**

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

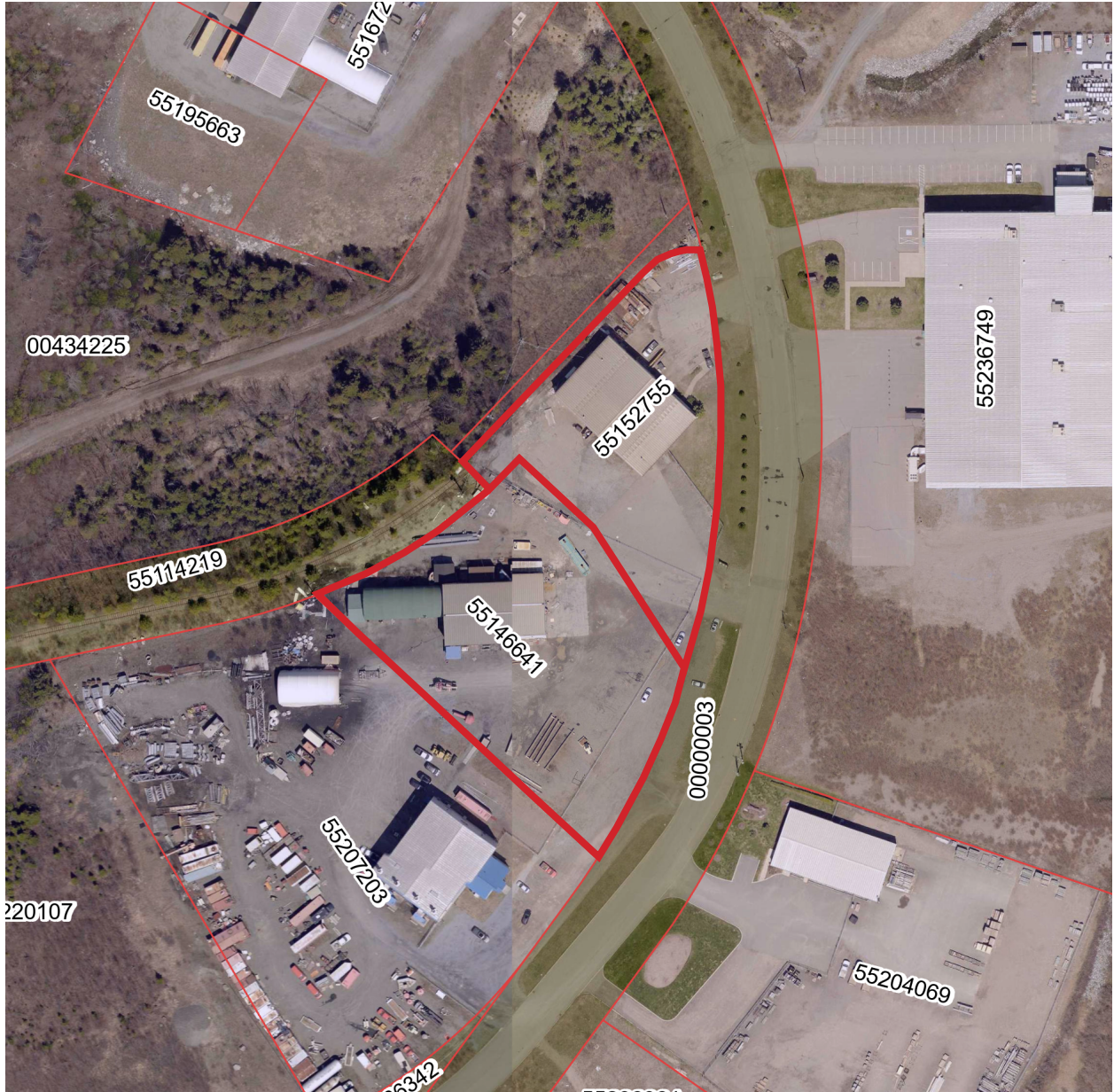
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## Property Details

ADDRESS	74 McIlveen Drive	68 McIlveen Drive
MUNICIPALITY	McAllister Industrial Park	McAllister Industrial Park
PID	55146641	55152755
ASSET TYPE	Industrial	Industrial
SITE AREA	1.7 acres fenced	1.2 acres fenced
BUILDING AREA	6,300 sf & attached 2,560 sf insulated dome with electricity	12,000 sf (9,600 sf warehouse 2,400 sf office on 2 floors)
ZONING	Heavy Industrial Park	Heavy Industrial Park
NUMBER OF FLOORS	1	2
DOORS	4 x 18ft grade	1 x 10 ft dock & 3 x 12ft grade
CLEAR HEIGHT	24' at center	29' at center
ASSESSED VALUE (2023)	\$407,200	\$630,000
TAXES (CURRENT YEAR)	\$18,850	\$29,165
LIST PRICE	\$950,000	\$1,296,000
LIST PRICE (BOTH PROPERTIES)	\$2,246,000	

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— Grandview Industrial Park  
— McAllister Industrial Park

## Saint John

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

68 McIlveen Drive



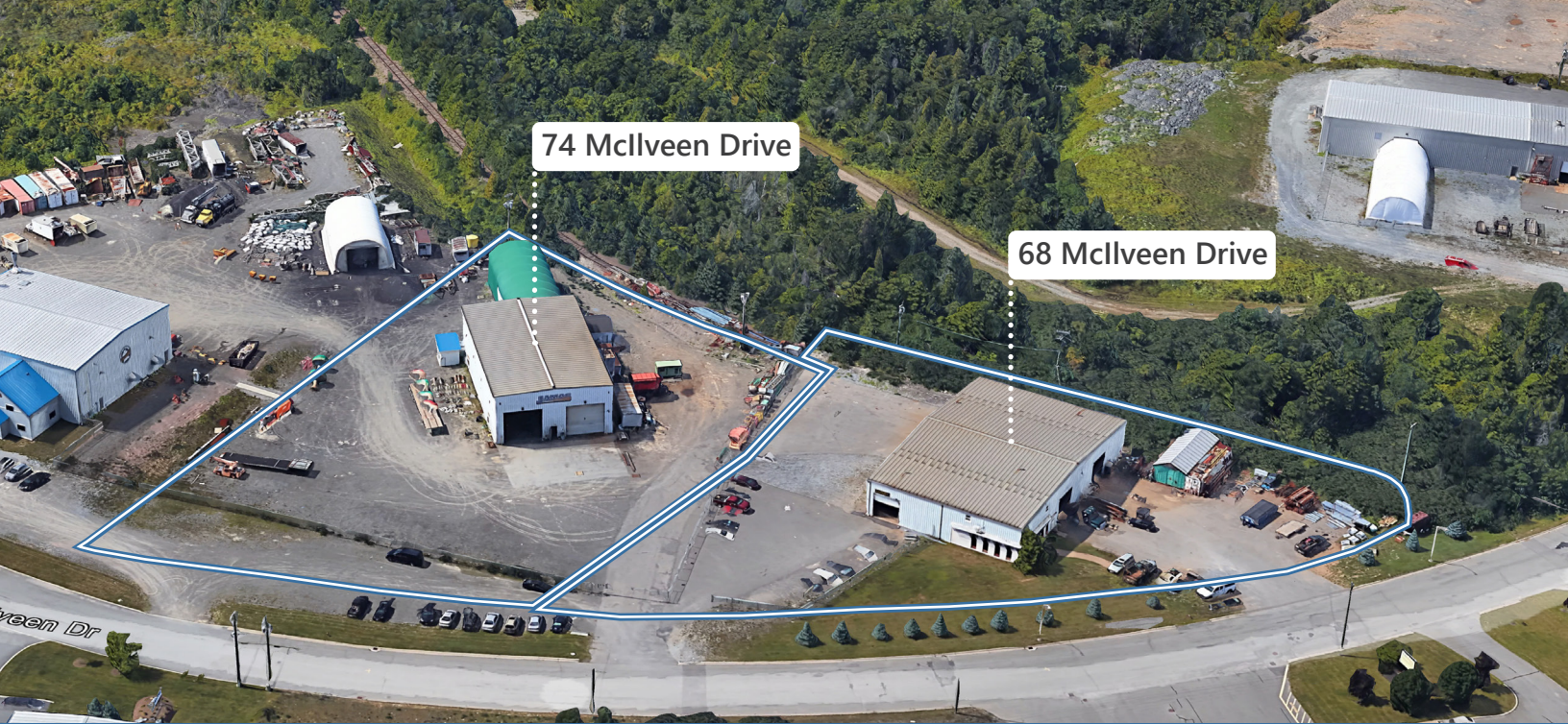
74 McIlveen Drive



74 McIlveen Drive







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