



BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

**One-of-a-kind 8,944 sf Commercial Bulding
with Exposed Timbers Throughout**

FOR SALE
90 Paradise Row

Saint John | NB

**Stephanie Turner
Brock Turner**

90 Paradise Row | Saint John, NB
Stephanie Turner & Brock Turner



Property Highlights

ASKING PRICE
\$1,150,000

A redevelopment of the property was completed in 2019. Long list of upgrades. The main floor has 13 foot ceiling heights, a 12' x 12' grade level receiving door leading to a 42.7' x 74' warehouse and/or retail space. The 2nd floor now serves as offices for a tech company. Beautifully finished with exposed timbers throughout. Building has a total of 4 washrooms plus a janitor's closet with set tub. Tenant lease in place until August 31st, 2026. Financials available. A portion of ground floor office (1,812 sq ft) remains vacant and could be owner occupied.

The property is strategically located just off the highway offering highway visibility and signage opportunity. The property features a large paved parking lot. A level 2 electric vehicle charging station on-site is currently managed by SJ Energy. Corridor Commercial zoning allows for many uses from office, retail, professional services and many more.



**EXPOSED
TIMBER BEAMS**



**GREAT
LOCATION**



**8,944 SF
GLA**



**SIGNAGE
OPPORTUNITIES**

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LOCATION	Saint John, NB
PID	55238935
ZONING	Corridor Commercial
YEAR BUILT	2019
LOT SIZE	0.57 acres
BUILDING AREA	8,944 SF
TOTAL FLOORS	2
GRADE DOORS	1 Grade Door (12' x 12')
CLEAR HEIGHT	13'
PARKING	Paved surface parking with EV chargers for staff
ASSESSED VALUE	\$886,000
TAXES	\$40,423
SALE PRICE	\$1,150,000



PID Map

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Property Photos

90 Paradise Row | Saint John, NB
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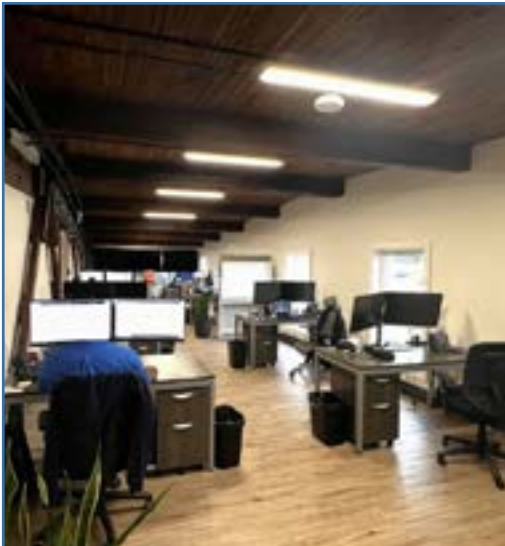
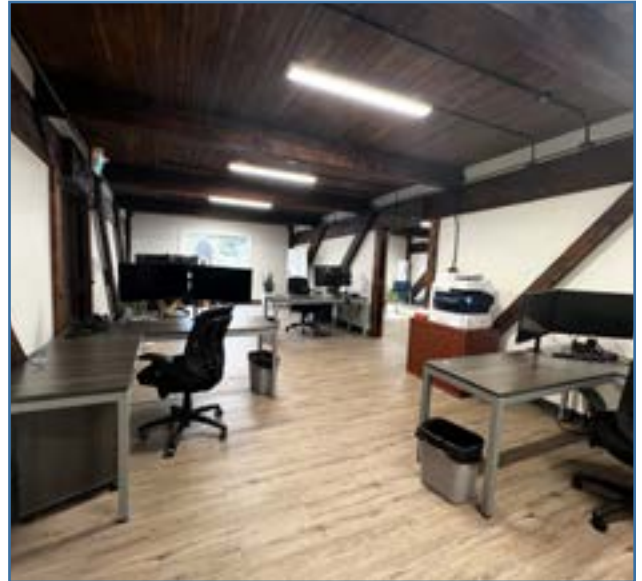
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Zoning

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Corridor Commercial



11.5 Corridor Commercial (CC) Zone

Plans

Municipal Plan Context

The Corridor Commercial (CC) zone accommodates a wide range of vehicle oriented commercial and compatible light industrial uses along major thoroughfares, including Rothesay Avenue, City Road, and Thorne Avenue.

The Corridor Commercial (CC) zone is intended for land inside of the Primary Development Area that is designated *Commercial Corridor*. However, land in other appropriate designations could be zoned CC.



11.5(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following, which may include outdoor storage as an accessory or secondary use, subject to paragraph 11.5(3)(a):

- Accommodation;
- Animal Shelter;
- Auction House;
- Bakery;
- Banquet Hall;
- Bar, Lounge, or Nightclub, subject to paragraph 11.5(3)(b);
- Business Office, subject to paragraph 11.5(3)(c);
- Business Support Service;
- Car Wash;
- Catering Service;
- Commercial Entertainment;
- Communication Facility;
- Contractor Services, Household;
- Day Care Centre;
- Distribution Facility;
- Emergency Services Facility;



Saint John
Zoning Plan





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