

BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

Industrial Investment Opportunity

FOR SALE

695 OLD BLACK RIVER ROAD

Saint John | NB



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695 Old Black River Road | Saint John, NB

Disclaimer & Notice

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All communication regarding this Memorandum and requests for additional information should be directed to:

Paul Moore
President
(506) 645-8488
pmoore@bbrokers.ca

695 Old Black River Road | Saint John, NB

Executive Summary

Brunswick Brokers is pleased to present the opportunity to purchase 695 Old Black River Road in Saint John, New Brunswick. The building consists of 5,175 sf of warehouse and office space sitting on 7.31 acres of land immediately across from the McAllister Industrial Park.

The majority of the building is comprised of warehouse space boasting clear heights of 20' with 3 grade level loading doors. The large lot allows for ample yard storage and plenty of on site parking. Potential uses for the excess land could include an industrial strip mall, warehouse self-storage, auto work among many others.

Saint John's east side has seen considerable growth in both the industrial and retail sectors in recent years. Rapid expansion in retail with the budding East Point Shopping Centre and the successful Grandview and McAllister Industrial Parks. 695 Old Black River Road is a fantastic opportunity to invest in one of Saint John's fastest growing areas.



HIGH
CEILINGS



INDUSTRIAL
AREA



+/- 7.31
ACRES



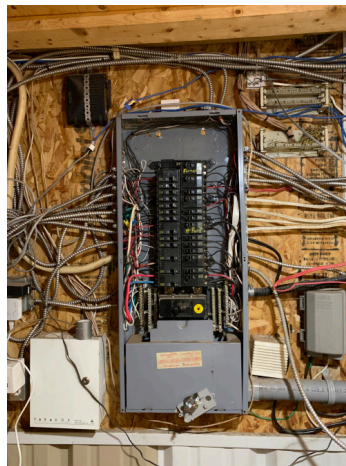
GRADE LEVEL
LOADING

ADDRESS	695 Old Black River Road, Saint John, New Brunswick
LOCATION	Immediately across from McAllister Industrial Park
YEAR BUILT	2012
PIDs	00339432
LOT SIZE	7.31 acres
BUILDING SIZE	5,175 sf
LOADING	3 x Grade level doors
ZONING	Medium Industrial
LIST PRICE	\$850,000

695 Old Black River Road | Saint John, NB

Building Specifications

BUILDING SIZE	Office (1,620 sf) Warehouse (3,555 sf)
NUMBER OF FLOORS	2
STRUCTURE	Steel frame
ROOF	Majority approximately 10 years old and in good condition
LOADING	3 x at grade
GRADE DOORS	Two LiftMaster electric openers and one manual chain opener
HOT WATER HEATERS	SpaceSave SS12SEB 10 Gallon Electric
CLEAR HEIGHT	20'
COMMUNICATIONS	Bell Fiber into building
SECURITY	Paradox Systems with cameras
HEATING	Heat pump in office & oil furnace for warehouse
HVAC	Mini split heat pump in office space
WATER & SEWAGE	Municipal



695 Old Black River Road | Saint John, NB

The Location

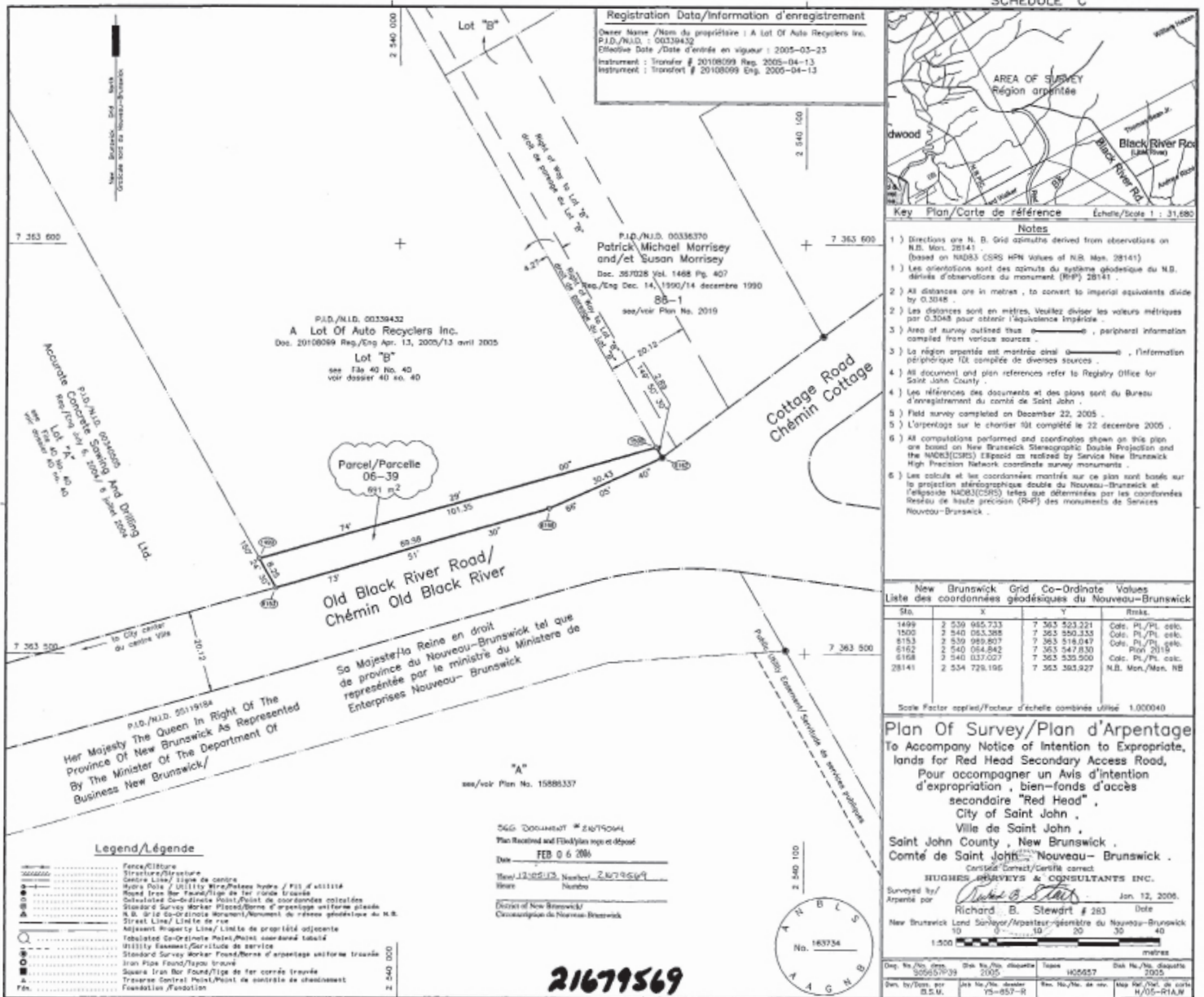


— Grandview Industrial Park
— McAllister Industrial Park

Saint John

2021 POPULATION	130,613
POPULATION INCREASE (2016 - 2021)	3.5%
MEDIAN AGE	44
AVERAGE HOUSEHOLD INCOME	\$63,737

695 Old Black River Road | Saint John, NB Site Plan



695 Old Black River Road | Saint John, NB
Building & Lot



695 Old Black River Road | Saint John, NB
Ground Floor Office/Showroom



695 Old Black River Road | Saint John, NB
Second Floor Office



695 Old Black River Road | 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

Attn: Paul Moore
12 Smythe Street, Suite 104
Saint John, NB E2L 5G5

Proposals should be clearly marked: **695 Old Black River Road, Saint John**



Paul Moore
President
(506) 645-8488
pmoore@bbrokers.ca

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