



**BRUNSWICK**  
BROKERS  
COMMERCIAL REAL ESTATE

Saint John  
LISTING REPORT  
NOVEMBER 2020

**Brunswick Brokers Limited**

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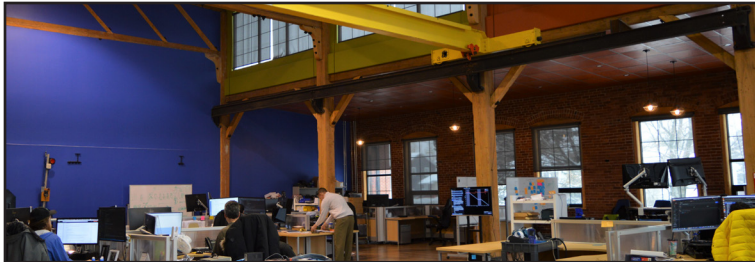
[bbrokers.ca](http://bbrokers.ca)



# FEATURED LISTINGS

FOR LEASE | OFFICE

604 Rothesay Avenue, Saint John



<b>SIZE</b>	Up to 6,128 sf
<b>PRICE</b>	\$18.00 psf (net)
<b>DETAILS</b>	Heritage building with industrial past transformed into modern, open-concept, character office space with exposed brick and high ceilings.
<b>CONTACT(S)</b>	Stephanie Turner

FOR SALE | OFFICE / FLEX

661 Millidge Avenue, Saint John



<b>SIZE</b>	26,206 sf
<b>PRICE</b>	\$2,600,000
<b>DETAILS</b>	This prime corner property in the heart of Millidgeville has so much to offer. 4.4 acres with 180+ parking spots and many recent updates.
<b>CONTACT(S)</b>	Stephanie Turner

# FEATURED LISTINGS

FOR LEASE / SALE | INDUSTRIAL  
855 Bayside Drive, Saint John




<b>SIZE</b>	14,902 sf
<b>PRICE</b>	\$6.50 psf (net) / \$1,300,000
<b>DETAILS</b>	Quality single-user warehouse for sublease in Grandview Industrial Park; zoned Medium Industrial (IM); majority warehouse, with small built-out space.
<b>CONTACT(S)</b>	Stephanie Turner


FOR LEASE | COMMERCIAL  
15 Consumers Drive, Saint John





<b>SIZE</b>	+/- 13,000 sf
<b>PRICE</b>	By Negotiation (contact a leasing agent)
<b>DETAILS</b>	High-traffic commercial corridor off Westmorland Road; freestanding building offering a combination of showroom, office, warehouse, loading and more.
<b>CONTACT(S)</b>	Jessica O'Neill & Troy Nesbitt

# FOR LEASE | OFFICE


	<b>ADDRESS</b>	14 King Street, Saint John
	<b>SIZE</b>	Between 5,658 sf and 8,381 sf
	<b>PRICE</b>	By Negotiation
	<b>DETAILS</b>	CenterBeam Place; Brick & beam style office space with modern vibe just steps away from waterfront and several parking options; unparalleled work environment of beauty and efficiency.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	55 Union Street, Saint John
	<b>SIZE</b>	Between 707 sf and 4,938 sf
	<b>PRICE</b>	Starting at \$14.00 psf (net)
	<b>DETAILS</b>	Mercantile Centre; prime Class A space in a prestigious downtown office building; BOMA Best certified building boasting spectacular harbour views; connected to city's internal pedway.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	12 Smythe Street, Saint John
	<b>SIZE</b>	Between 421 sf and 997 sf
	<b>PRICE</b>	By Negotiation
	<b>DETAILS</b>	Red Rose Tea Building; iconic gateway brick-and-beam office building with modern features; professionally managed and BOMA BEST certified.
	<b>CONTACT(S)</b>	Stephanie Turner

	<b>ADDRESS</b>	17 Canterbury Street, Suite 190, Saint John
	<b>SIZE</b>	2,381 sf
	<b>PRICE</b>	\$14.00 psf (net)
	<b>DETAILS</b>	Street level opportunity at the core of Saint John's entertainment district; move-in ready character space, ideal for office or retail.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	520 Somerset Street, Saint John
	<b>SIZE</b>	+/- 4,380 sf
	<b>PRICE</b>	\$24.00 psf (semi-gross)
	<b>DETAILS</b>	Like new, move-in ready office space minutes from central business district; excellent signage opportunity; free on-site surface parking.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	44 Chipman Hill, Saint John
	<b>SIZE</b>	Between 1,007 sf and 8,117 sf
	<b>PRICE</b>	By Negotiation
	<b>DETAILS</b>	Brunswick House; a prestigious address for your offices; level three BOMA Best certification; 14 storey, Class A high-rise.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	604 Rothesay Avenue, Saint John
	<b>SIZE</b>	Up to 6,128 sf
	<b>PRICE</b>	\$18.00 psf (net)
	<b>DETAILS</b>	Heritage building with industrial past transformed into modern, open-concept, character office space with exposed brick and high ceilings.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	133 Prince William Street, Saint John
	<b>SIZE</b>	1,123 sf
	<b>PRICE</b>	\$18.00 psf (semi-gross)
	<b>DETAILS</b>	The Harbour Building; Two private offices, open area, kitchenette and storage. Located in central business district; 8 storey office building.
	<b>CONTACT(S)</b>	Stephanie Turner

# FOR LEASE | INDUSTRIAL


	<b>ADDRESS</b>	909 Bayside Drive, Saint John
	<b>SIZE</b>	4,000 sf
	<b>PRICE</b>	\$8.25 psf (net)
	<b>DETAILS</b>	Single-user industrial opportunity in Grandview Industrial Park with large fenced yard; set on 1.37 acres; combination of office and warehouse.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	520 Somerset Street, Saint John
	<b>SIZE</b>	Up to 8,000 sf
	<b>PRICE</b>	\$10.00 psf (semi-gross)
	<b>DETAILS</b>	Centrally located warehouse opportunity just minutes from downtown; four warehouse bays; high ceilings; free on-site surface parking.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	855 Bayside Drive, Saint John
	<b>SIZE</b>	14,092 sf
	<b>PRICE</b>	\$6.50 psf (net)
	<b>DETAILS</b>	Quality single-user warehouse for sublease in Grandview Industrial Park; zoned Medium Industrial (IM); majority warehouse, with small built-out space.
	<b>CONTACT(S)</b>	Stephanie Turner

	<b>ADDRESS</b>	405 King William Road, Saint John
	<b>SIZE</b>	26,379 sf
	<b>PRICE</b>	\$7.50 psf (net)
	<b>DETAILS</b>	Manufacturing / module shop located in Spruce Lake Industrial Park; steel frame building in excellent condition, set on 27 acres; building is also for sale
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	570 King William Road, Saint John
	<b>SIZE</b>	+/- 18.00 acres
	<b>PRICE</b>	By Negotiation
	<b>DETAILS</b>	Located in Spruce Lake Industrial Park, this property can be used as is for parking or laydown area. Close proximity to newly constructed wharf terminal and soon to be constructed wind project.
	<b>CONTACT(S)</b>	Troy Nesbitt

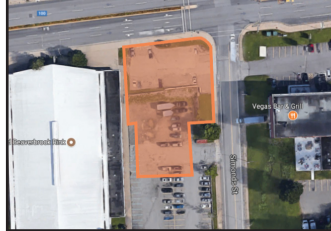
	<b>ADDRESS</b>	799 Bayside Drive, Saint John
	<b>SIZE</b>	14,400 sf
	<b>PRICE</b>	\$6.50 psf (net)
	<b>DETAILS</b>	Four dock level doors, one grade level; heated with natural gas forced air; signage opportunity on building; located in Grandview Industrial Park in close proximity to the Irving Oil refinery.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	885 Bayside Drive, Saint John
	<b>SIZE</b>	7,500 sf
	<b>PRICE</b>	\$6.50 psf (net)
	<b>DETAILS</b>	1,500 sf of finished office space + 6,000 sf of warehouse; signage opportunity on building and pylon; located in Grandview Industrial park in close proximity to Irving Oil and various other industrial occupiers.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	50 Whitebone Way, Saint John
	<b>SIZE</b>	5,924 sf
	<b>PRICE</b>	\$7.50 psf (net)
	<b>DETAILS</b>	Ideal secure storage facility in McAllister Industrial Park; zoned Medium Industrial (IM); single-storey, single-user building set on 1.3 acres; fenced perimeter; paved parking; located near Irving Oil refinery in East Saint John.
	<b>CONTACT(S)</b>	Stephanie Turner


# FOR LEASE | COMMERCIAL

	<b>ADDRESS</b>	15 Consumers Drive, Saint John
	<b>SIZE</b>	+/- 13,000 sf
	<b>PRICE</b>	By Negotiation
	<b>DETAILS</b>	High-traffic corner commercial space off McAllister Drive; freestanding building offering a combination of showroom, office, warehouse, loading and more
	<b>CONTACT(S)</b>	Jessica O'Neill & Troy Nesbitt


	<b>ADDRESS</b>	540 Main Street, Saint John
	<b>SIZE</b>	24,273 sf
	<b>PRICE</b>	By Negotiation
	<b>DETAILS</b>	Exciting build to suit opportunity - an ideal quick service restaurant; well-located in area with high vehicle traffic; business park commercial zoning
	<b>CONTACT(S)</b>	Troy Nesbitt

	<b>ADDRESS</b>	184 Hampton Road, Quispamsis
	<b>SIZE</b>	Between 807 sf and 3,086 sf
	<b>PRICE</b>	\$14.00 psf (net)
	<b>DETAILS</b>	Various options at this high-traffic neighbourhood strip plaza, including a former pub with tenant fixturing remaining; ample on-site parking.
	<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	Landing Court, Quispamsis
	<b>SIZE</b>	950 sf
	<b>PRICE</b>	\$14.00 psf (net)
	<b>DETAILS</b>	Move-in ready commercial space ideal for professional services; well-maintained strip plaza situated in busy commercial area.
	<b>CONTACT(S)</b>	Stephanie Turner

	<b>ADDRESS</b>	17 Canterbury Street, Suite 190, Saint John
	<b>SIZE</b>	2,381 sf
	<b>PRICE</b>	\$14.00 psf (net)
	<b>DETAILS</b>	Street level opportunity at the core of Saint John's entertainment district; movein ready character space, ideal for office or retail.
	<b>CONTACT(S)</b>	Stephanie Turner

# FOR SALE | ALL CLASSES



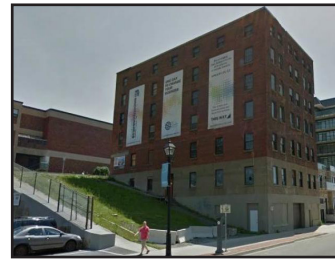
<b>ADDRESS</b>	Loch Lomond Road / Consumers Drive, Saint John
<b>SIZE</b>	29.12 acres
<b>PRICE</b>	\$500,000
<b>DETAILS</b>	Silver Falls Land; Four-parcel development land package totalling 29+ acres in East Saint John; opportunity for commercial and/or multifamily development.
<b>CONTACT(S)</b>	Stephanie Turner




<b>ADDRESS</b>	405 King William Road, Saint John
<b>SIZE</b>	26,379 sf
<b>PRICE</b>	\$2,995,000
<b>DETAILS</b>	Manufacturing / module shop located in Spruce Lake Industrial Park; steel frame building in excellent condition; property features dock and grad level doors; set on 27 acres; building is also for lease.
<b>CONTACT(S)</b>	Stephanie Turner




<b>ADDRESS</b>	1-3 Gondola Point Road, Rothesay
<b>SIZE</b>	+/- 3,437 sf (total)
<b>PRICE</b>	\$360,000
<b>DETAILS</b>	Sale package of two (2) standalone commercial properties; set on approx. 8,094 sf with total building area of 3,437 sf; ideal home for professional services firm; built in the early 1900s.
<b>CONTACT(S)</b>	Stephanie Turner




<b>ADDRESS</b>	222 Water Street, Saint John
<b>SIZE</b>	32,900 sf
<b>PRICE</b>	\$1,090,000
<b>DETAILS</b>	Redevelopment opportunity in the heart of Uptown; current group of owners are looking to sell or partner with investors; historic 7-storey building set on 6,910 sf and not flagged as 'heritage'.
<b>CONTACT(S)</b>	Stephanie Turner




<b>ADDRESS</b>	570 King William Road, Saint John
<b>SIZE</b>	+/- 18.00 acres
<b>PRICE</b>	\$150,000 per acre
<b>DETAILS</b>	Located in Spruce Lake Industrial Park, this property can be used as is for parking or laydown area. Close proximity to newly constructed wharf terminal and soon to be constructed wind project.
<b>CONTACT(S)</b>	Troy Nesbitt



<b>ADDRESS</b>	1195 Bayside Drive, Saint John
<b>SIZE</b>	4.00 acres (potentially up to 10 acres)
<b>PRICE</b>	\$300,000 (or \$75,000/acre)
<b>DETAILS</b>	Prime development land at entrance to McAllister Industrial Park; cleared and graded, ready for construction; zoned Medium Industrial (IM); includes roughly 4 to 10 acres of cleared and graded land.
<b>CONTACT(S)</b>	Stephanie Turner





<b>ADDRESS</b>	1112 Fairville Boulevard, Saint John
<b>SIZE</b>	7,792 sf (0.92 acres)
<b>PRICE</b>	\$495,000
<b>DETAILS</b>	Industrial / commercial building on west side's Golden Mile. Balance of building is warehouse with partial mezzanine; close proximity to growing retail node.
<b>CONTACT(S)</b>	Stephanie Turner




<b>ADDRESS</b>	60 Technology Drive, Saint John
<b>SIZE</b>	6.00 acres (3.4 usable acres)
<b>PRICE</b>	\$1,200,000
<b>DETAILS</b>	Development land adjacent to Xerox building in Somerset Technology Park; fully prepared site, ready for construction; good access to surrounding areas; BP zoning offers the site many permitted uses.
<b>CONTACT(S)</b>	Stephanie Turner


	<b>ADDRESS</b>	661 Millidge Avenue, Saint John
	<b>SIZE</b>	26,206 sf
	<b>PRICE</b>	\$2,600,000
	<b>DETAILS</b>	Prime corner property in the heart of Millidgeville has so much to offer. 4.4 acres with 180+ parking spots and many recent updates.
	<b>CONTACT(S)</b>	Stephanie Turner

	<b>ADDRESS</b>	63 Broad Street, Sussex
	<b>SIZE</b>	14,897 sf (approx. 1/3 acre)
	<b>PRICE</b>	\$194,900
	<b>DETAILS</b>	Commercial / retail land available for redevelopment in historic downtown of Sussex; Free on-site parking in front of lot.
	<b>CONTACT(S)</b>	Stephanie Turner

	<b>ADDRESS</b>	125 McIlveen Drive, Saint John
	<b>SIZE</b>	5.95 acres (259,182 sf)
	<b>PRICE</b>	By Negotiation
	<b>DETAILS</b>	McAllister Industrial Park land available for development; cleared, leveled and ready for construction; available for single or multiple tenant occupancy
	<b>CONTACT(S)</b>	Stephanie Turner

	<b>ADDRESS</b>	River Valley Drive, Grand Bay-Westfield
	<b>SIZE</b>	+/- 6 acres
	<b>PRICE</b>	\$425,000
	<b>DETAILS</b>	+/- 6 acre lot in the heart of Grand Bay with stunning river views; With frontage on River Valley Drive and Elsie Lane, this site is well situated for both retail and multi family developments.
	<b>CONTACT(S)</b>	Troy Nesbitt

	<b>ADDRESS</b>	855 Bayside Drive, Saint John
	<b>SIZE</b>	14,092 sf
	<b>PRICE</b>	\$1,300,000
	<b>DETAILS</b>	Quality single-user warehouse for sublease in Grandview Industrial Park; zoned Medium Industrial (IM); majority warehouse, with small built-out space.
	<b>CONTACT(S)</b>	Stephanie Turner

	<b>ADDRESS</b>	50 Whitebone Way, Saint John
	<b>SIZE</b>	5,924 sf
	<b>PRICE</b>	\$499,000
	<b>DETAILS</b>	Ideal secure storage facility in McAllister Industrial Park; single-storey, single-user building set on 1.3 acres; fenced perimeter; paved parking.
	<b>CONTACT(S)</b>	Stephanie Turner



# CONTACT US

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