



# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Exciting Build to Suit Opportunity:  
Ideal Quick Service Restaurant!**

**FOR LEASE  
OR BUILD TO SUIT  
540 MAIN STREET**

Saint John | NB

**Troy Nesbitt**

540 Main Street | Saint John, NB  
Troy Nesbitt



## Property Highlights

BASE RENT  
By Negotiation

Located on a 0.56 acre, corner lot at a busy intersection in the north end of Saint John, this site boasts excellent exposure and visibility. In addition, the site is situated immediately adjacent to the Lord Beaverbank Rink, making it the ideal location for a quick service restaurant or service retail.

Business Park Commercial (CBP) zoning provides the flexibility for a wide variety of commercial and light industrial uses on the property.

Don't miss out on this great location and the opportunity of having your space custom designed to meet your needs!

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**Troy Nesbitt**  
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12 Smythe St, Suite 104  
Saint John, NB  
E2L 5G5

540 Main Street | Saint John, NB  
Troy Nesbitt



## Property Details

<b>PID</b>	55145239
<b>ZONING</b>	Business Park Commercial (CBP)
<b>PROPERTY TYPE</b>	Office, Retail, Land
<b>LOT SIZE</b>	24,273 sf (0.56 acres)
<b>MAX CONTIGUOUS SPACE</b>	24,273 sf
<b>MIN DIVISIBLE SPACE</b>	24,273 sf
<b>LEASE TERM</b>	Minimum 10 years

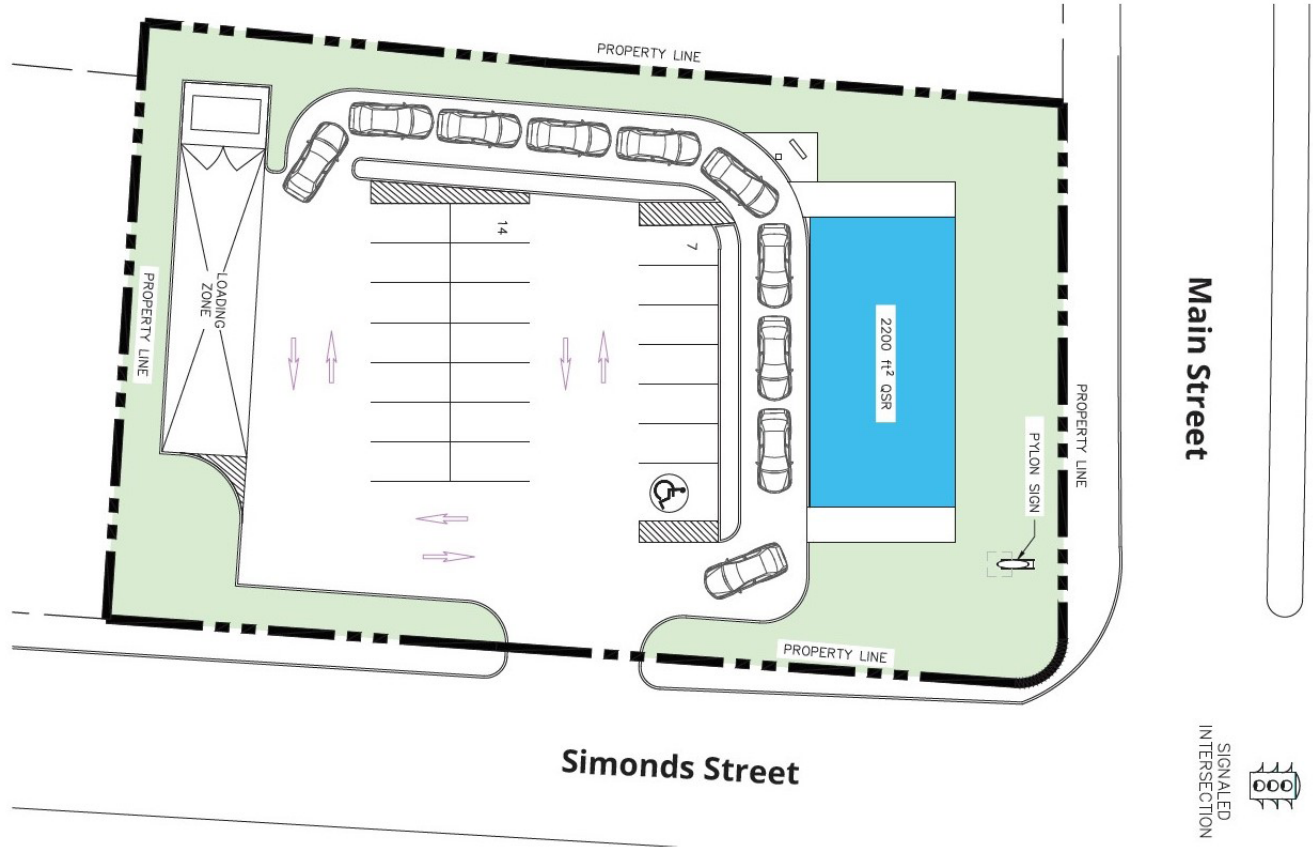
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# Potential Site Plan

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