

COMMERCIAL REAL ESTATE

### Saint John LISTING REPORT MARCH 2021

#### **Brunswick Brokers Limited**

12 Smythe Street, Suite 104, Saint John, NB (506) 657-2200 | info@bbrokers.ca

BB

bbrokers.ca

### FEATURED LISTINGS

Click a property's photo for more information

FOR LEASE | OFFICE

604 Rothesay Avenue, Saint John





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

#### FOR SALE INDUSTRIAL / COMMERCIAL 1112 Fairville Boulevard, Saint John





SIZE	7,792 sf (0.92 acres of land)
PRICE	\$420,000
DETAILS	Industrial/commercial building on west side's Golden Mile; metal Clad exterior with tar and gravel roof; Balance of building is warehouse with partial mezzanine.
CONTACT(S)	Stephanie Turner



# FOR LEASE **OFFICE**

	ADDRESS	14 King Street, Saint John
	SIZE	Between 5,658 sf and 8,381 sf
	PRICE	By Negotiation
	DETAILS	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.
	CONTACT(S)	Stephanie Turner

	ADDRESS	55 Union Street, Saint John
	SIZE	Between 707 sf and 4,938 sf
	PRICE	Starting at \$14.00 psf (net)
	DETAILS	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.
	CONTACT(S)	Stephanie Turner

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

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

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

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

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





bbrokers.ca

VEN	ADDRESS	555 Somerset Street, Saint John
	SIZE	1,736 sf
	PRICE	\$12.00 psf (net)
	DETAILS	1,736 square feet of office space; currently configured as medical office with waiting room; 4 exam rooms, storage, 2 private offices, meeting and lunch room.
	CONTACT(S)	Stephanie Turner

Click a property's photo for more information

# FOR LEASE **INDUSTRIAL**

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

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

	ADDRESS	570 King William Road, Saint John
	SIZE	+/- 18.00 acres
	PRICE	By Negotiation
	DETAILS	Located in Spruce Lake Industrial Park, can be used as is for parking or laydown area. Close proximity to newly constructed wharf terminal and soon to be constructed wind project.
2 3 13(gt) -	CONTACT(S)	Troy Nesbitt

	ADDRESS	885 Bayside Drive, Saint John
	SIZE	7,500 sf
	PRICE	\$6.50 psf (net)
	DETAILS	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.
	CONTACT(S)	Stephanie Turner

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



bbrokers.ca

## FOR LEASE COMMERCIAL Click a property's photo for more information

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

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

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

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

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

NEW CONTRACTOR	ADDRESS	950 Fariville Boulevard, Saint John
	SIZE	17,700 sf
	PRICE	\$13.75 psf (gross)
	DETAILS	High traffic location on The Golden Mile; available December 31; partially fenced; ample paved parking; 5 grade doors; sprinklered; electric heat.
	CONTACT(S)	Stephanie Turner



### FOR SALE **ALL CLASSES**

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

	ADDRESS	1-3 Gondola Point Road, Rothesay
	SIZE	+/- 3,437 sf (total)
	PRICE	\$360,000
	DETAILS	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.
	CONTACT(S)	Stephanie Turner

	ADDRESS	222 Water Street, Saint John
	SIZE	32,900 sf
	PRICE	\$1,090,000
	DETAILS	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'.
	CONTACT(S)	Stephanie Turner

	ADDRESS	1195 Bayside Drive, Saint John
	SIZE	4.00 acres (potentially up to 10 acres)
	PRICE	\$300,000 (or \$75,000/acre)
	DETAILS	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.
BAYSIDE DRIVE	CONTACT(S)	Stephanie Turner

60 Technology Drive, Saint John

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.

6.00 acres (3.4 usable acres)

\$1,200,000

Stephanie Turner

ADDRESS

SIZE

PRICE

DETAILS

CONTACT(S)

	ADDRESS	570 King William Road, Saint John
	SIZE	+/- 18.00 acres
	PRICE	\$150,000 per acre
	DETAILS	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.
* * IRIGN - Gotole	CONTACT(S)	Troy Nesbitt

	ADDRESS	1112 Fairville Boulevard, Saint John
	SIZE	7,792 sf (0.92 acres)
	PRICE	\$420,000
	DETAILS	Industrial / commercial building on west side's Golden Mile. Balance of building is warehouse with partial mezzanine; close proximity to growing retail node.
	CONTACT(S)	Stephanie Turner

	ADDRESS	291 King William Road, Saint John
approximate	SIZE	11,612 sf (+/- 6.26 acres)
property boundaries 6.26 ACRES	PRICE	\$1,200,000
	DETAILS	Steel frame "Butler" style industrial building on 6.26 acres of land; 26' ceiling height; 3 grade loading doors; 1,700 sf of finished office space; 9,912 sf of warehouse; located in Spruce Lake Industrial Park.
	CONTACT(S)	Stephanie Turner



#### Click a property's photo for more information

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

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

	ADDRESS	125 Mcllveen Drive, Saint John
	SIZE	5.95 acres (259,182 sf)
	PRICE	\$495,000
	DETAILS	McAllister Industrial Park land available for development; cleared, leveled and ready for construction; available for single or multiple tenant occupancy
	CONTACT(S)	Stephanie Turner

	ADDRESS	River Valley Drive, Grand Bay-Westfield
	SIZE	+/- 6 acres
	PRICE	\$425,000
	DETAILS	+/- 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.
	CONTACT(S)	Troy Nesbitt

	ADDRESS	125 Expansion Avenue, Saint John
	SIZE	5,999 sf
	PRICE	\$525,000
	DETAILS	Industrial Steelox building from Armco (879 sq ft office and 5,120 sq ft warehouse) sits on 1.44 acres of land in the Grandview Industrial Park; one 12' dock door and one 12' grade level door; heated by means of propane fired hot water radiant heat
	CONTACT(S)	Stephanie Turner



#### CONTACT US

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

Troy Nesbitt, Vice President (506) 349-5670 tnesbitt@bbrokers.ca

Stephanie Turner, Senior Advisor (506) 333-3442 sturner@bbrokers.ca

Jessica O'Neill, Senior Advisor (506) 650-9848 joneill@bbrokers.ca

Brandon Fowler, Research & Marketing Coordinator (506) 647-5093 bfowler@bbrokers.ca

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.



COMMERCIAL REAL ESTATE