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COMMERCIAL REAL ESTATE

**Prime Development Land at
McAllister Industrial Park Entrance**

FOR SALE

1195 BAYSIDE DRIVE

Saint John | NB

Stephanie Turner



Property Highlights

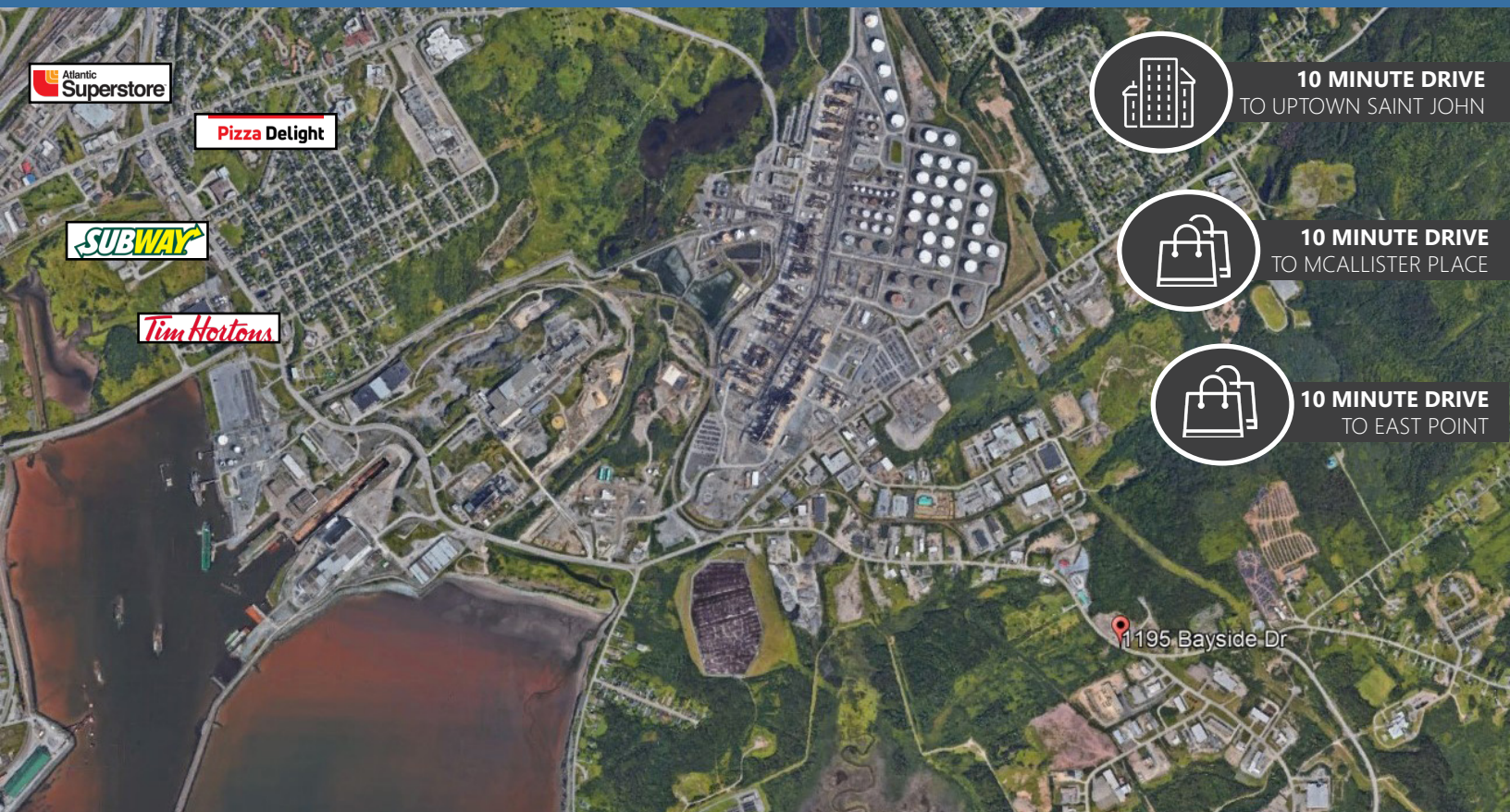
SALE PRICE
\$440,000

9.13 acres strategically located at the entrance to the McAllister Industrial Park. Ideal for industrial user desiring visibility and close proximity to energy sector related businesses including the Irving Oil refinery and Canaport LNG. Also not far from the NBCC Saint John college campus.

4 acres cleared and graded (terraced) and ready for construction. Additional acreage ideal for lay down, equipment storage and/or vehicle parking. Property would accommodate a commercial/industrial building up to 10,000 sq ft (single or multi-tenant).

The McAllister Industrial Park was established to capitalize on the success of nearby Grandview Industrial Park, and rapid industrial expansion on the East side of Saint John. The Park has experienced considerable development and success, buoyed in large part by a renewed focus by the on-going development of the energy sector.

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Property Details

ADDRESS	1195 Bayside Drive (approximate, as subject is not currently assigned a civic address) Saint John, NB
LOCATION	Entrance to McAllister Industrial Park
PIDs	00348540 & 55005102 (portions of)
ZONING	Medium Industrial (IM)
PROPERTY TYPE	Industrial Land
LOT SIZE	Approximately 4 acres with the potential of up to 6 additional acres (9.13 acres total)
MAX CONTIGUOUS SPACE	397,703 sf
MIN DIVISIBLE SPACE	174,240 sf
MUNICIPAL SERVICES	Fully serviced



1195 Bayside Drive | Saint John, NB

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