

COMMERCIAL REAL ESTATE

### Saint John LISTING REPORT JULY 2021

### **Brunswick Brokers Limited**

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BB

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### FEATURED LISTINGS

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FOR SALE COMMERCIAL/INVESTMENT 125 Prince William Street, Saint John



SIZE	17,467 sf
PRICE	\$1,200,000
DETAILS	Bank of New Brunswick; Commercial tenants with leases in place for 3 commercial floors; top floor ripe for redevelopment into apartments/condos.
CONTACT(S)	Stephanie Turner

### FOR LEASE/BUILD TO SUIT | INDUSTRIAL 157 Palmer Brook Road, Quispamsis





SIZE	Up to 6,000 sf
PRICE	Please Contact
DETAILS	Phase 1 of new industrial strip plaza in the go-to area for industrial servicing in Kennebecasis Valley; owners will demise into smaller units based on needs.
CONTACT(S)	Troy Nesbitt



# 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	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

PEDU	ADDRESS	520 Somerset Street, Saint John
CED Parcs	SIZE	+/- 4,380 sf
	PRICE	\$13.69 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

UNDER AGREEKEN	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

	ADDRESS	133 Prince William Street, Saint John
	SIZE	Between 1,123 sf and 2,875 sf
	PRICE	\$18.00 psf (semi-gross)
	DETAILS	The Harbour Building; Two private offices, open area, kitchenette and storage. Located in central business district; 8 storey office building.
	CONTACT(S)	Stephanie Turner



# FOR LEASE **INDUSTRIAL**

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

	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	157 Palmer Brook Road, Quispamsis
Entrancia Station	SIZE	Up to 6,000 sf
	PRICE	Please Contact
	DETAILS	For lease/build to suit; go-to area for industrial servicing in Kennebecasis Valley; demisable into based on needs; seconds from TC highway.
LOCKHARTS with children is before with children is general	CONTACT(S)	Troy Nesbitt

	ADDRESS	570 King William Road, Saint John
	SIZE	+/- 18.00 acres
	PRICE	\$150,000 per acre
	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.
* * <b>19190</b> =	CONTACT(S)	Troy Nesbitt

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



# FOR LEASE | COMMERCIAL

	ADDRESS	950 Fariville Boulevard, Saint John
	SIZE	17,700 sf
	PRICE	\$14.20 psf (gross)
	DETAILS	High traffic location on The Golden Mile; available July 1, 2022; partially fenced; ample paved parking; 5 grade doors; sprinklered; electric heat.
	CONTACT(S)	Stephanie Turner

VIA.	ADDRESS	15 Consumers Drive, Saint John
VIRTUAL ROUR	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
- Alexandre	CONTACT(S)	Jessica O'Neill & 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	540 Main Street, Saint John
SIZE	24,273 sf
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

Management of		
	ADDRESS	Landing Court, Quispamsis
	SIZE	950 sf
Manuel Politica	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



# FOR SALE | ALL CLASSES

	ADDRESS	125 Prince William Street, Saint John
The second second	SIZE	17,467 sf
	PRICE	\$1,200,000
	DETAILS	Bank of New Brunswick; Commercial tenants with leases in place for 3 commercial floors; top floor ripe for redevelopment into apartments/condos.
	CONTACT(S)	Stephanie Turner

ADDRESS	303 Milford Road, Saint John
SIZE	7.16 acres
PRICE	\$299,000
DETAILS	Waterfront land in west Saint John on the St. John River at Deep Cove; land currently zoned Neighbourhood Community Facility.
CONTACT(S)	Stephanie Turner

	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.
2 3 INCOM - Cotolet	CONTACT(S)	Troy Nesbitt

PEDU -	ADDRESS	Loch Lomond Road / Consumers Drive, Saint John
CED PRICA	SIZE	29.12 acres
108	PRICE	\$500,000 <del>\$849,000</del>
	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

VIDIA ISREAL	ADDRESS	1112 Fairville Boulevard, Saint John
	SIZE	7,792 sf (0.92 acres)
	PRICE	\$420,000 <del>\$495,000</del>
	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	1195 Bayside Drive, Saint John
	SIZE	4.00 acres (potentially up to 9.13 acres)
	PRICE	\$440,000
	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.
Rayside Daily	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





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

UNDER TORIERUNT	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	60 Technology Drive, Saint John
30	SIZE	6.00 acres (3.4 usable acres)
somersetes	PRICE	\$1,200,000
APPROVATE	DETAILS	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.
"etinelogyiller	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



### CONTACT US

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