

COMMERCIAL REAL ESTATE

Saint John LISTING REPORT OCTOBER 2021

Brunswick Brokers Limited

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BB

FEATURED LISTINGS

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FOR LEASE | OFFICE

CenterBeam Place: 14 King Street, Saint John



SIZE	Between 5,658 sf and 8,381 sf
PRICE	\$12.00 psf (net) + CAM & Taxes
DETAILS	Move-in ready brick and beam style office suite uptown; Just steps away from beautiful waterfront and several parking options.
CONTACT	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	Troy Nesbitt



FOR LEASE **OFFICE**

NEW	ADDRESS	85 Charlotte Street, Saint John
	SIZE	Between 871 sf and 10,719 sf
	PRICE	Starting at \$8.00 psf (net)
	DETAILS	NOW LEASING Brick office building located at the top of King Street across from King's Square
	CONTACT	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	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	Stephanie Turner

	STATISTICS AND	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	Stephanie Turner

PEDUCED PRICE	ADDRESS	520 Somerset Street, Saint John
	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	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	Stephanie Turner

	ADDRESS	604 Rothesay Avenue, Saint John
	SIZE	Only 1,946 sf remaining
	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	Stephanie Turner

VIATI	ADDRESS	14 King Street, Saint John
41,70	SIZE	Between 5,658 sf and 8,381 sf
	PRICE	Starting at \$12.00 psf (net)
	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	Stephanie Turner



FOR LEASE **OFFICE**

	ADDRESS	75 King Street, Saint John
	SIZE	5,000 sf per floor (2nd, 3rd and 4th floor available)
	PRICE	Starting at \$12.00 psf (semi-gross)
	DETAILS	3 Upper floors of economical office space well located in the centre of the business district. Located above Vogue Optical near the top of King Street.
	CONTACT	Stephanie Turner



FOR LEASE **INDUSTRIAL**

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N.	ADDRESS	550 Wilsey Road, Fredericton
NEW	SIZE	4,686 sf
	PRICE	Please Contact
	DETAILS	This opportunity represents exceptional value for single tenant office space in the heart of the Vanier Industrial Park.
	CONTACT	Troy Nesbitt

	ADDRESS	157 Palmer Brook Road, Quispamsis
Mar Lasta martine and State 19	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 write and a dominate longe write and considering to consider a dominate longe write and considering to consider a dominate longe	CONTACT	Troy Nesbitt

	ADDRESS	570 King William Road, Saint John
author an anny anna	SIZE	+/- 18.00 acres
	PRICE	To be negotiated
1 m m	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.
· · · · · · · · · · · · · · · · · · ·	CONTACT	Troy Nesbitt

and the second	ADDRESS	520 Somerset Street, Saint John
	SIZE	Up to 8,000 sf
Max war .	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	Stephanie Turner

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	Stephanie Turner



FOR LEASE | COMMERCIAL

N.	ADDRESS	278 Waterloo Street, Saint John
EW	SIZE	4,400 sf
CHANG JONG TAE KHON DO.	PRICE	\$4,400 per month + HST
	DETAILS	Currently configured for a fitness facility but could easily be adapted to office use and/or destination retail showroom.
LLANNE	CONTACT	Stephanie Turner

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	Stephanie Turner

	ADDRESS	Landing Court, Quispamsis
	SIZE	950 sf
A lantic Podinicy	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	Stephanie Turner

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

12.5		No. of Concession, Name	ADDRESS	241 Union Street, Saint John
		E.L.	SIZE	1,750 sf
		II	PRICE	\$1,500 per month + HST
			DETAILS	Current floorplan features reception area, 4 offices, boardroom, washroom with shower, Kitchenette with laundry and storage room.

Stephanie Turner

Click a property's photo for more information

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

CONTACT

and an international states of the second	ADDRESS	950 Fariville Boulevard, Saint John
	SIZE	17,700 sf
A DE LA D	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.
And the second data and the se	CONTACT	Stephanie Turner



FOR SALE | ALL CLASSES

R N	ADDRESS	326 Hardscratch Road, Yarmouth NS
EN.	SIZE	57.33 acres
	PRICE	\$749,000
	DETAILS	Well established Industrial Property on 57 Acres
	CONTACT	Troy Nesbitt

NSL CONTRACTOR	ADDRESS	131 River Valley Drive, Grand Bay
	SIZE	3.5 acres
	PRICE	\$475,000
	DETAILS	Opportunity for a commercial development on one of the busiest corners in Grand Bay; Great river views; potential multifamily or retail development.
A CAR AND	CONTACT	Troy Nesbitt

	ADDRESS	570 King William Road, Saint John
	SIZE	+/- 18.00 acres
	PRICE	\$150,000 per acre
Has 7 m minutes	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.
* * Tak 910 -	CONTACT	Troy Nesbitt

	ADDRESS	West Side, Saint John
	SIZE	7,546 sf
	PRICE	\$295,000
	DETAILS	Mixed-use commercial/multifamily property in West Saint John; off street parking; three fully rented apartments.
	CONTACT	Stephanie Turner

N.	ADDRESS	384 Lancaster Avenue, Saint John
E.L.	SIZE	7.16 acres
and the second sec	PRICE	\$1,350,000
	DETAILS	25,000 sq ft commercial building on 1.91 acres. Zoning allows for many uses including Cannabis Processing Facility.
	CONTACT	Stephanie Turner

ADDRESS	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	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	Stephanie Turner

REDU	ADDRESS	Loch Lomond Road / Consumers Drive, Saint John
CED PR	SIZE	29.12 acres
HOE.	PRICE	\$500,000 \$849,000
	DETAILS	Silver Falls Land; 4-parcel land package totaling 29+ acres in East Saint John; opportunity for commercial and/or multifamily development.
	CONTACT	Stephanie Turner



Solo	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	Stephanie Turner

UNDO	ADDRESS	303 Milford Road, Saint John
UNDER AGR	SIZE	7.16 acres
SEMENT	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	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	Stephanie Turner

UND	ADDRESS	60 Technology Drive, Saint John
SP 1GP	SIZE	6.00 acres (3.4 usable acres)
Somerschol	PRICE	\$1,200,000
APROXIMIE POUDALE	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.
Stinology Mart	CONTACT	Stephanie Turner

All Stars Course	ADDRESS	River Valley Drive, Grand Bay-Westfield
Solo	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	Troy Nesbitt

	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.
	CONTACT	Stephanie Turner



CONTACT US

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