BRUNSWICK
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COMMERCIAL REAL ESTATE

Saint John
LISTING REPORT

FEBRUARY 2022

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FEATURED LISTINGS

FOR LEASE | OFFICE

Full Floor at Red Rose: 12 Smythe Street, Saint John

SIZE	5,616
PRICE	$12.00 psf (net) + CAM & Taxes
DETAILS	Move-in ready brick and beam style office suite uptown; hourly + monthly parking.
CONTACT	Stephanie Turner

FOR LEASE/BUILD TO SUIT | INDUSTRIAL

157 Palmer Brook Road, Quispamsis

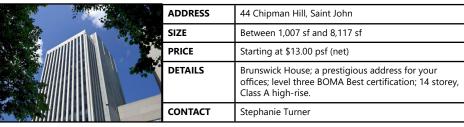| SIZE	Up to 6,000 sf
PRICE	Please Contact
DETAILS	Phase 1 of new industrial strip plaza in the go-to area for industrial servicing in Kennebecasis Valley; owners will demise into smaller units based on needs.
CONTACT	Troy Nesbitt

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FOR LEASE | OFFICE

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

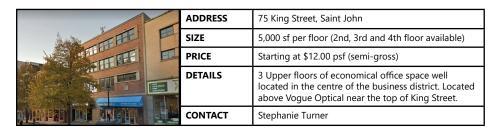| ADDRESS	55 Union Street, Saint John
SIZE	Between 707 sf and 4,938 sf
PRICE	Starting at $10.00 psf (net)
DETAILS	Mercantile Centre; prime Class A space in a prestigious downtown office building; BOMA Best certified building boasting spectacular harbour views; connected to city's internal pedway.
CONTACT	Stephanie Turner

ADDRESS	12 Smythe Street, Saint John
SIZE	Between 421 sf and 5,616 sf
PRICE	$12.00/ sq ft (net)
DETAILS	Red Rose Tea Building; iconic gateway brick-and-beam office building with modern features; professionally managed and BOMA BEST certified.
CONTACT	Stephanie Turner

ADDRESS	44 Chipman Hill, Saint John
SIZE	Between 1,007 sf and 8,117 sf
PRICE	Starting at $13.00 psf (net)
DETAILS	Brunswick House; a prestigious address for your offices; level three BOMA Best certification; 14 storey, Class A high-rise.
CONTACT	Stephanie Turner

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

REDUCED PRICE

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. Suites in various sizes. Floor-plans available. Tenant responsible for own utilities. In suite-cleaning is included. Located in central business district.
CONTACT	Stephanie Turner

ADDRESS	400 Main Street, Saint John
SIZE	12,081 sf
PRICE	$8.00 psf (net)
DETAILS	Space has been gutted and is ready for tenant fit-ups. Can be sub-divided.
CONTACT	Stephanie Turner

ADDRESS	14 King Street, Saint John
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

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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

ADDRESS	299 McILveen, Saint John
SIZE	4,767 sf
PRICE	$9,000 per month +HST
DETAILS	Office space for SUB-LEASE in McAllister Industrial Park
CONTACT	Stephanie Turner

FOR LEASE | RETAIL

ADDRESS	20 King Street, Saint John
SIZE	2,345 sf
PRICE	$16.00 psf (net) + CAM & Taxes
DETAILS	Retail storefront for lease on arguably one of the best corners in uptown Saint John. Entrance at the corner of King & Canterbury street.
CONTACT	Stephanie Turner

FOR LEASE | INDUSTRIAL

ADDRESS	550 Wilsey Road, Fredericton
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
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.
CONTACT	Troy Nesbitt

BRUNSWICK BROKERS
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FOR LEASE | **INDUSTRIAL**

ADDRESS	550 Wilsey Road, Fredericton
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

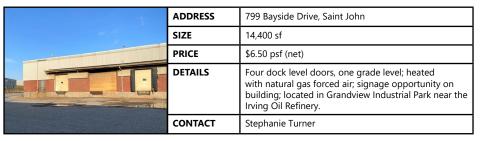| ADDRESS	157 Palmer Brook Road, Quispamsis
SIZE	Up to 6,000 sf
PRICE	Please Contact
DETAILS	For lease/build to suit; go-to area for industrial servicing in Kennebecasis Valley; demisable into based on needs; seconds from TC highway.
CONTACT	Troy Nesbitt

ADDRESS	570 King William Road, Saint John
SIZE	+/- 18.00 acres
PRICE	To be negotiated
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

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**

ADDRESS	507 Main Street
SIZE	3,000 sf
PRICE	Sale: $350,000 / Rent: $2,000 per month +HST
DETAILS	3,000 sq ft of finished space (1,500 sq. ft. ground floor + 1,500 sq ft finished basement). Ideal for office, restaurant, bar or retail.
CONTACT	Stephanie Turner

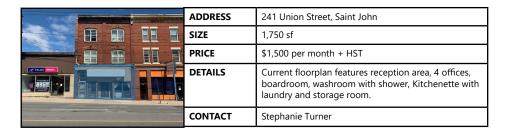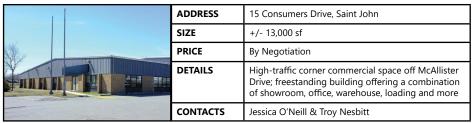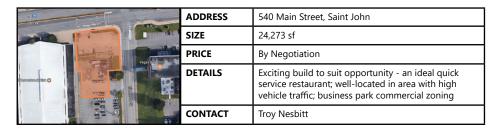| ADDRESS	184 Hampton Road, Quispamsis
SIZE	Between 832 sf and 3,086 sf
PRICE	$14.00 psf (net)
DETAILS	Various options at this high-traffic neighborhood strip plaza including former pub with kitchen/fire suppression hood. Ample on-site parking.
CONTACT	Stephanie Turner

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Click a property's photo for more information

ADDRESS	278 Waterloo Street, Saint John
SIZE	4,400 sf
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.
CONTACT	Stephanie Turner

ADDRESS	Landing Court, Quispamsis
SIZE	950 sf
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

ADDRESS	241 Union Street, Saint John
SIZE	1,750 sf
PRICE	$1,500 per month + HST
DETAILS	Current floorplan features reception area, 4 offices, boardroom, washroom with shower, Kitchenette with laundry and storage room.
CONTACT	Stephanie Turner

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
CONTACTS	Jessica O'Neill & Troy Nesbitt

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	Troy Nesbitt

ADDRESS	950 Fariville Boulevard, Saint John
SIZE	17,700 sf
PRICE	$7.95 psf (net)
DETAILS	High traffic location on The Golden Mile; available July 1, 2022; partially fenced; ample paved parking; 5 grade doors; sprinklered; electric heat.
CONTACT	Stephanie Turner

BRUNSWICK BROKERS
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FOR SALE | **BUILDINGS**

ADDRESS	507 Main Street
SIZE	3,000 sf
PRICE	Sale: $350,000 / Rent: $2,000 per month +HST
DETAILS	3,000 sq ft of finished space (1,500 sq. ft. ground floor + 1,500 sq ft finished basement). Ideal for office, restaurant, bar or retail.
CONTACT	Stephanie Turner

ADDRESS	149 River Valley Drive, Grand Bay-Westfield
SIZE	0.66 acres
PRICE	$128,000
DETAILS	House and lot for sale in prime development area of Grand Bay/Westfield.
CONTACT	Troy Nesbitt

ADDRESS	384 Lancaster Avenue, Saint John
SIZE	1.91 acres
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	326 Hardscratch Road, Yarmouth NS
SIZE	57.33 acres
PRICE	$749,000
DETAILS	Well established Industrial Property on 57 Acres.
CONTACT	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, 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.
CONTACT	Troy Nesbitt

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	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

ADDRESS	Industrial Property, Grandview Industrial Park
SIZE	10,440 sf
PRICE	$775,000
DETAILS	Single tenant industrial property for sale featuring 27 ft clear height ceilings and front office of 224 sf. Heated by two roof mounted natural gas units with two chillers.
CONTACT	Troy Nesbitt

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FOR SALE | **BUILDINGS**

Click a property's photo for more information

ADDRESS	2(A) Murray Street, Grand Bay-Westfield
SIZE	2,285 sf
PRICE	$339,900
DETAILS	Newly constructed, quality built, 3 bedroom, 2.5 bathroom, semi-detached home with single-car, insulated garage.
CONTACT	Jessica O'Neill

ADDRESS	2(B) Murray Street, Grand Bay-Westfield
SIZE	2,285 sf
PRICE	$339,000
DETAILS	Newly constructed, quality built, 3 bedroom, 2.5 bathroom, semi-detached home with single-car, insulated garage.
CONTACT	Jessica O'Neill

ADDRESS	160 Milltown Blvd, St. Stephen
SIZE	1,260 sf
PRICE	$169,000
DETAILS	One of the best locations for a retail business in St. Stephen. Located between SPREE Boutique and Something's Brewing Café. 1,260 square foot building.
CONTACT	Stephanie Turner

FOR SALE | **LAND**

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.
CONTACT	Troy Nesbitt

ADDRESS	Loch Lomond Road / Consumers Drive, Saint John
SIZE	29.12 acres
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

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FOR SALE | **LAND**

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

ADDRESS	125 McIlveen 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

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