



Saint John  
LISTING REPORT  
MARCH 2022

**Brunswick Brokers Limited**

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# FEATURED LISTINGS

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## FOR LEASE | OFFICE

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



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

## FOR LEASE/BUILD TO SUIT | INDUSTRIAL


157 Palmer Brook Road, Quispamsis




<b>SIZE</b>	Up to 6,000 sf
<b>PRICE</b>	Please Contact
<b>DETAILS</b>	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.
<b>CONTACT</b>	Troy Nesbitt

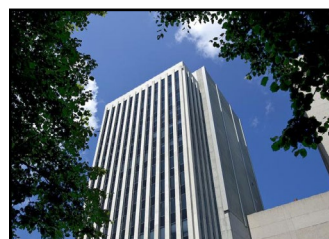
# FOR LEASE | OFFICE

Click a property's photo for more information


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


	<b>ADDRESS</b>	55 Union Street, Saint John
	<b>SIZE</b>	Between 707 sf and 4,938 sf
	<b>PRICE</b>	Starting at \$10.00 psf (net)
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner


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

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

	<b>ADDRESS</b>	520 Somerset Street, Saint John
	<b>SIZE</b>	+/- 4,380 sf
	<b>PRICE</b>	\$13.69 psf (semi-gross)
	<b>DETAILS</b>	Like new, move-in ready office space minutes from central business district; excellent signage opportunity; free on-site surface parking.
	<b>CONTACT</b>	Stephanie Turner

	<b>ADDRESS</b>	133 Prince William Street, Saint John
	<b>SIZE</b>	Between 1,123 sf and 2,875 sf
	<b>PRICE</b>	\$18.00 psf (semi-gross)
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner

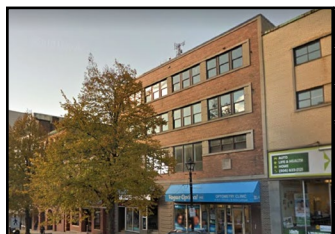
	<b>ADDRESS</b>	400 Main Street, Saint John
	<b>SIZE</b>	12,081 sf
	<b>PRICE</b>	\$8.00 psf (net)
	<b>DETAILS</b>	Space has been gutted and is ready for tenant fit-ups. Can be sub-divided.
	<b>CONTACT</b>	Stephanie Turner


	<b>ADDRESS</b>	14 King Street, Saint John
	<b>SIZE</b>	Between 5,658 sf and 8,381 sf
	<b>PRICE</b>	Starting at \$12.00 psf (net)
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner



# FOR LEASE | OFFICE

Click a property's photo for more information

	<b>ADDRESS</b>	75 King Street, Saint John
	<b>SIZE</b>	5,000 sf per floor (2nd, 3rd and 4th floor available)
	<b>PRICE</b>	Starting at \$12.00 psf (semi-gross)
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner


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

# FOR LEASE | RETAIL

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


# FOR LEASE | INDUSTRIAL


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


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


# FOR LEASE | INDUSTRIAL

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	<b>DETAILS</b>	For lease/build to suit; go-to area for industrial servicing in Kennebecasis Valley; demisable into based on needs; seconds from TC highway.
	<b>CONTACT</b>	Troy Nesbitt

	<b>ADDRESS</b>	570 King William Road, Saint John
	<b>SIZE</b>	+/- 18.00 acres
	<b>PRICE</b>	To be negotiated
	<b>DETAILS</b>	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>CONTACT</b>	Troy Nesbitt

	<b>ADDRESS</b>	799 Bayside Drive, Saint John
	<b>SIZE</b>	14,400 sf
	<b>PRICE</b>	\$6.50 psf (net)
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner

# FOR LEASE | COMMERCIAL

	<b>ADDRESS</b>	507 Main Street
	<b>SIZE</b>	3,000 sf
	<b>PRICE</b>	Sale: \$350,000 / Rent: \$2,000 per month +HST
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner

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

# FOR LEASE | COMMERCIAL

Click a property's photo for more information



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



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



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



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



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



# FOR SALE | BUILDINGS

Click a property's photo for more information



<b>ADDRESS</b>	110-118 Hampton Road, Rothesay
<b>SIZE</b>	1,724 sf
<b>PRICE</b>	Sale: \$550,00
<b>DETAILS</b>	Bright beautiful commercial condominium space currently being used as a pharmacy is ideal for any professional who wants to own their own building.
<b>CONTACT</b>	Troy Nesbitt



<b>ADDRESS</b>	507 Main Street
<b>SIZE</b>	3,000 sf
<b>PRICE</b>	Sale: \$350,000 / Rent: \$2,000 per month +HST
<b>DETAILS</b>	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.
<b>CONTACT</b>	Stephanie Turner



<b>ADDRESS</b>	384 Lancaster Avenue, Saint John
<b>SIZE</b>	1.91 acres
<b>PRICE</b>	\$1,350,000
<b>DETAILS</b>	25,000 sq ft commercial building on 1.91 acres. Zoning allows for many uses including Cannabis Processing Facility.
<b>CONTACT</b>	Stephanie Turner



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



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



<b>ADDRESS</b>	326 Hardscratch Road, Yarmouth NS
<b>SIZE</b>	57.33 acres
<b>PRICE</b>	\$749,000
<b>DETAILS</b>	Well established Industrial Property on 57 Acres.
<b>CONTACT</b>	Troy Nesbitt




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




<b>ADDRESS</b>	Industrial Property, Grandview Industrial Park
<b>SIZE</b>	10,440 sf
<b>PRICE</b>	\$775,000
<b>DETAILS</b>	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.
<b>CONTACT</b>	Troy Nesbitt

# FOR SALE | BUILDINGS


Click a property's photo for more information


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

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

	<b>ADDRESS</b>	160 Milltown Blvd, St. Stephen
	<b>SIZE</b>	1,260 sf
	<b>PRICE</b>	\$169,000
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner

# FOR SALE | LAND


	<b>ADDRESS</b>	669 Loch Lomond Road, Saint John
	<b>SIZE</b>	12.59 acres (548,420 sf)
	<b>PRICE</b>	\$350,000
	<b>DETAILS</b>	Location near the corner of Loch Lomond and Commerce Drive makes properties strong candidates for commercial development.
	<b>CONTACT</b>	Stephanie Turner

	<b>ADDRESS</b>	54 Nason Road, Saint John
	<b>SIZE</b>	16.56 acres (721,354 sf)
	<b>PRICE</b>	\$250,000
	<b>DETAILS</b>	Zoned Future Development, is adjacent to an established multi-unit residential development. This area is popular with renters due to it's proximity to retail, restaurants, and services.
	<b>CONTACT</b>	Stephanie Turner




# FOR SALE | LAND

Click a property's photo for more information

	<b>ADDRESS</b>	1195 Bayside Drive, Saint John
	<b>SIZE</b>	4.00 acres (potentially up to 9.13 acres)
	<b>PRICE</b>	\$440,000
	<b>DETAILS</b>	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.
	<b>CONTACT</b>	Stephanie Turner

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

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

# CONTACT US

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