

COMMERCIAL REAL ESTATE

ATLANTIC LISTING REPORT SEPTEMBER 2022



Brunswick Brokers Limited

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BB

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NEW BRUNSWICK

New Brunswick

- Featured Listings
- For Lease | Office
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Nova Scotia

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Featured Listings

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Contact

FEATURED LISTINGS

FOR LEASE | OFFICE CenterBeam Place: 14 King Street, Saint John





SIZE	5,658 - 8,381 sf
PRICE	Starting at \$12.00 psf (net)
DETAILS	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 85 Charlotte Street, Saint John



 SIZE
 Between 871 sf and 10,719 sf

 PRICE
 Starting at \$8.00 psf (net)

 DETAILS
 Located in Saint John's Central Business District. Ready access to parking, public transit, Kings Square Park, shopping, restaurants & hotels. On-site management office.

 CONTACT
 Stephanie Turner
 FOR SALE | LAND 131 River Valley Drive, Grand Bay



SIZE	3.5 acres
PRICE	\$475,000
DETAILS	3.5 acres of land with road access to both Colonel Nase and River Valley Drive. There is an existing well and town sewer to the corner of the property.
CONTACT	Troy Nesbitt



NEW BRUNSWICK

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FOR LEASE | OFFICE

Saint John, NB

•		
VIRTUAL TOUR	ADDRESS	85 Charlotte Street, Saint John
	SIZE	Between 871 sf and 10,719 sf
IIII IIII	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

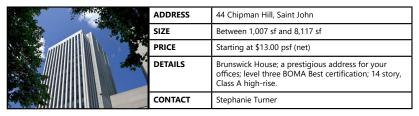
ADDRESS	12 Smythe Street, Saint John
SIZE	Between 486 sf and 1,041 sf
 PRICE	\$12.00/ sq ft (net)
DETAILS	Red Rose Tea Building; iconic gateway brick-and- beam office building with modern features; professionally managed and BOMA BEST certified.
CONTACT	Stephanie Turner

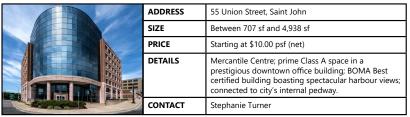
	ADDRESS	520 Somerset Street, Saint John
ST SA	SIZE	+/- 4,380 sf
	PRICE	\$13.69 psf (semi-gross)
	DETAILS	Like new, move-in ready office space minutes from central business district; excellent signage opportunity; free on-site surface parking.
	CONTACT	Stephanie Turner

ADDRESS	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

	ADDRESS	555 Somerset Street, Saint John
NEW.	SIZE	2,200 sf
	PRICE	\$12.00 psf (net)
	DETAILS	2,200 square feet of office space. Beautifully fitted up as doctors offices. Ideal for up to 3 doctors but could be adapted to other office uses.
	CONTACT	Stephanie Turner & Brock Turner









299 McILveen Drive, Saint John

NEW BRUNSWICK

New Brunswick

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Nova Scotia

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FOR LEASE | OFFICE

Saint John, NB

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 center of the business district. Located above Vogue Optical near the top of King Street.
CONTACT	Stephanie Turner
	SIZE PRICE DETAILS

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

Moncton, NB

all sure -	ADDRESS	300 Main Street, Moncton
	SIZE	Suite B2-1: 1,400 sf
	PRICE	\$20.00 psf (net); \$11.90 psf CAM/Prop. taxes
	DETAILS	The Landing at the Bend; 25,000 sf strip mall located near downtown and the centre of Moncton's major retail hub; 2nd floor office space available.
	CONTACT	Steve Morrison

	ADDRESS	1600 Main Street, Moncton
	SIZE	Between 984 sf and 9,436 sf
tunne -	PRICE	\$14.00 psf (net)
	DETAILS	Jones Lake Place, ideal office and clinic location with options to suit; two-storey, class B office building located on Moncton's busy Main Street; offering modern lobbies and common areas.
A	CONTACT	Steve Morrison

	PRICE	\$9,000 per month +HST
	DETAILS	Office space for SUB-LEASE in McAllister Industrial Park
	CONTACT	Stephanie Turner
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4,767 sf

ADDRESS

SIZE

in the second	ADDRESS	331 Elmwood Drive, Moncton
A Transmission	SIZE	3,854 sf
	PRICE	\$12.50 psf (net)
	DETAILS	Elmwood Plaza; 3,854 SF of second floor office space located at the corner of Morton Avenue and Mill Road on Elmwood Drive in Moncton East.
	CONTACT	Troy Nesbitt

VIRTUAL TO	ADDRESS	633 Main Street, Moncton
	SIZE	Between 2,056 sf and 5,219 sf
	PRICE	\$17.00 psf (net)
	DETAILS	Commerce Place; premier Class A office space in the heart of Moncton's downtown central business district; BOMA BEST® certified; connects to city hall and library via pedway.
	CONTACT	Steve Morrison



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Prince Edward Island

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FOR LEASE | INDUSTRIAL

Saint John, NB

	ADDRESS	344 Grandview Avenue, Saint John
H	SIZE	7,089 sf
	PRICE	\$12.00 psf (gross)
	DETAILS	Warehouse space available in the Grandview Industri- al Park. Gross rent of \$12.00/sq ft includes property taxes, utilities & snow removal.
	CONTACT	Stephanie Turner & Brock Turner
	ADDRESS	1175 Bayside Drive, Saint John

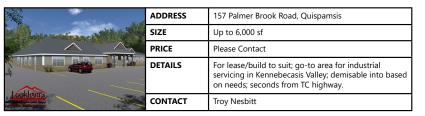
TANK	ADDRESS	1175 Bayside Drive, Saint John
	SIZE	1,474 sf
	PRICE	\$2,420 per month +HST & Utilities
	DETAILS	Unit 1 in new multi-tenant industrial strip-mall. Reception area, one office, washroom and warehouse space with grade loading. Ready to occupy!
	CONTACT	Stephanie Turner & Brock Turner

	ADDRESS	340 King William Road, Saint John
	SIZE	10,480 sf
	PRICE	\$8.50 psf (net); \$3.14 psf CAM/Prop taxes & insurance
	DETAILS	10,480 sq ft industrial warehouse facility for lease in Spruce Lake Industrial Park (corner of King William Road and Water Tower Road).
	CONTACT	Stephanie Turner & Brock Turner

	ADDRESS	34 Whitebone Way, Saint John
	SIZE	1,040 sf
	PRICE	\$6.75 psf (net)
	DETAILS	Office and warehouse space for lease in the rapidly growing McAllister Industrial Park. The space includes grade level loading, high ceilings, and great location.
4	CONTACT	Stephanie Turner

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

	ADDRESS	570 King William Road, Saint John
numperation on outing	SIZE	+/- 18.00 acres
	PRICE	To be negotiated
	DETAILS	Located in Spruce Lake Industrial Park, can be used as is for parking or lay-down area. Close proximity to newly constructed wharf terminal and soon to be constructed wind project.
* * 191999 -	CONTACT	Troy Nesbitt



	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



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Prince Edward Island

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FOR LEASE | INDUSTRIAL

Moncton, NB

	ADDRESS	50 MacNaughon Avenue, Moncton
	SIZE	2,910 sf
	PRICE	\$7.75 psf (net)
	DETAILS	Built in 2007, this opportunity includes Unit 3 – 2,910 sf of warehouse and office space in Caledonia Industrial Park.
	CONTACT	Steve Morrison

INCENTIVE	ADDRESS	520 Edinburgh Drive, Moncton
	SIZE	3,900 sf
3	PRICE	\$6.25 psf (net)
	DETAILS	The perfect blend of space in Moncton Industrial Park; options suitable for showroom, office and/or warehouse purposes; dock loading and 20' ceilings
	CONTACT	Steve Morrison

The second with	ADDRESS	114 Price Street, Moncton
A STATISTICS	SIZE	182,582 sf
	PRICE	\$6.50 psf (net)
	DETAILS	This expansive 182,582 sf warehouse space is the perfect location for logistics or any large scale operation. Includes 1.00 acre yard.
	CONTACT	Steve Morrison

Fredericton, NB

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



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Nova Scotia

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Prince Edward Island

Featured Listings

For Sale | Land

Contact

FOR LEASE | RETAIL

Saint John, NB

	ADDRESS	148 Millennium Drive, Quispamsis
NEW C	SIZE	0.78 acres (33,977 sf)
A Company of the second	PRICE	By Negotiation
	DETAILS	Experienced and reputable landlord will build-to-suit on this of land. Lot is level, cleared and ready for development.
	CONTACT	Brock Turner & Stephanie Turner

	ADDRESS	120 Millennium Drive, Quispamsis
NEW T	SIZE	2,000 sf
	PRICE	\$15.00/ sq ft
	DETAILS	Approximately 2,000 sq ft of commercial space. Ideal for re- tail or office use. Close to all amenities, high traffic location – \$15.00/sqft net rent plus approx. 7.60 /sqft CAM & taxes.
P TOP TOP TOP	CONTACT	Brock Turner & Stephanie Turner

A A A A A A A A A A A A A A A A A A A	ADDRESS	241 Union Street, Saint John
	SIZE	1,750 sf
	PRICE	\$800 per month + HST
	DETAILS	Current floor plan features reception area, 4 offices, boardroom, washroom with shower, Kitchenette with laundry and storage room.
	CONTACT	Brock Turner

		ADDRESS	540 Main Street, Saint John
-	In and the second	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 & Stephanie Turner

	ADDRESS	229 Churchill Boulevard, Saint John
VEL	SIZE	1,800 sf
A CONTRACT OF A	PRICE	Starting at \$950 per month + HST & Utilities
	DETAILS	Ideally located north of the city centre at the gate- way to Millidgeville. Centrally located with quick access to all areas of the city.
	CONTACT	Stephanie Turner

	ADDRESS	950 Fairville Boulevard, Saint John
	SIZE	17,700 sf
	PRICE	\$7.95 psf (net)
	DETAILS	AVAILABLE IMMEDIATELY. High traffic location on The Golden Mile; partially fenced; ample paved parking; 5 grade doors; sprinklered; electric heat.
	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



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FOR LEASE | RETAIL

Moncton, NB

	ADDRESS	1405 Mountain Road, Moncton
	SIZE	1,000 sf units
	PRICE	\$18.00 psf (net)
	DETAILS	Prime retail location of 1,000 square feet; street facing retail / office units; great signage opportunities; proximity to major retail centres.
	CONTACT	Steve Morrison

	ADDRESS	300 Main Street, Moncton
	SIZE	2,560 sf
人子子 王	PRICE	Retail: \$20.00 psf (net)
	DETAILS	The Landing at the Bend; 25,000 sf strip mall located near downtown and the centre of Moncton's major retail hub; high traffic area; flex options available.
	CONTACT	Steve Morrison

	ADDRESS	331 Elmwood Drive, Moncton
4	SIZE	1,200 sf
	PRICE	\$16.00 psf (net)
EYEWEAR The UPS Store Image: Store and S	DETAILS	1,200 SF of ground floor retail space at busy 331 Elmwood Drive. Located at the corner of Morton Avenue and Mill Road on Elmwood Drive.
-	CONTACT	Troy Nesbitt

INCA	ADDRESS	520 Edinburgh Drive, Moncton
SNTIVES	SIZE	3,900 sf
	PRICE	\$6.25 psf (net)
	DETAILS	The perfect blend of space in the Moncton Industrial Park; options suitable for showroom, office and/or warehouse purposes; dock loading and 20' ceilings
	CONTACT	Steve Morrison

the second second	ADDRESS	1576 Main Street, Moncton
	SIZE	2.02 acres
	PRICE	Negotiable
	DETAILS	Two-storey, mixed-use building planned; downtown feel with easier access and parking; well placed in an area of high vehicle traffic (35,000 per day).
	CONTACT	Steve Morrison

VIRTUAL TOUR	ADDRESS	80 Mapleton Road, Moncton
	SIZE	Between +/- 3,960 sf and 6,800 sf
	PRICE	Negotiable
	DETAILS	Mapleton Plaza; high profile location with excellent exposure; extensive interior renovations; located in the heart of Greater Moncton's shopping district.
- Connan (CONTACT	Steve Morrison



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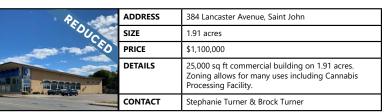
For Sale | Land

Contact

FOR SALE | BUILDINGS

Saint John, NB

NEW	ADDRESS	695 Bayside Drive, Saint John
	SIZE	5,175 sf (Building) 7.31 acres (Land)
	PRICE	\$850,000
	DETAILS	The building consists of 5,175 sf of warehouse and office space sitting on 7.31 acres of land immediately across from the McAllister Industrial Park.
	CONTACT	Paul Moore



The 2 Per	ADDRESS	149 River Valley Drive, Grand Bay-Westfield
The second se	SIZE	0.66 acres
	PRICE	\$128,000
The take	DETAILS	House and lot for sale in prime development area of Grand Bay/Westfield.
The second second	CONTACT	Troy Nesbitt

and the second s	ADDRESS	241 Union Street, Saint John
	SIZE	Entire Building
	PRICE	\$399,000
	DETAILS	Property is 3 stories (plus basement) 5 unit mixed use (residential/commercial) investment.
	CONTACT	Brock Turner

UNDO	ADDRESS	1-3 Gondola Point Road, Rothesay
Sip 1 _{Gp}	SIZE	3,437 sf (Building) 8,094 sf (Land)
SEMEN.	PRICE	\$360,000
	DETAILS	Two buildings & portion of the PID being sold as a package. Interested parties are invited to submit offers. All offers will be considered on August 16th 2022
	CONTACT	Stephanie Turner & Brock Turner

	ADDRESS	Industrial Property, Saint John
	SIZE	10,440 sf
	PRICE	\$775,000
	DETAILS	Single tenant industrial property for sale. 27 ft clear height ceilings and front office of 224 sf. Heated by two roof mounted natural gas units with two chillers.
HISTORIA MI CONTRACTORIO DE LA CONTRACTORIA DE LA C	CONTACT	Troy Nesbitt

SOLD	ADDRESS	110-118 Hampton Road, Rothesay
	SIZE	1,724 sf
	PRICE	\$550,000
	DETAILS	Bright commercial condominium space currently being used as a pharmacy. Ideal for any professional who wants to own their own building.
	CONTACT	Troy Nesbitt



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FOR SALE | BUILDINGS

Moncton, NB

and the second	ADDRESS	300 Main Street, Moncton
	SIZE	25,000 sf
	PRICE	By Negotiation
	DETAILS	Landing at the Bend; a 25,000 sf strip mall consisting of three architecturally distinct buildings, anchored by Pennington's Super Warehouse.
	CONTACT	Steve Morrison

Solo	ADDRESS	1075 Mountain Road, Moncton
	SIZE	Building: 4,691 sf / Land: 14,703 sf
	PRICE	\$650,000
	DETAILS	Located on one of Moncton's most prominent shopping corridors leading to a high-growth residential area, the property offers ample surface parking; high visibility retail property.
	CONTACT	Steve Morrison



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Prince Edward Island

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FOR SALE **LAND**

Saint John, NB

	ADDRESS	15 Railway Crescent, Hampton NB	
NEW	SIZE	9 acres	
	PRICE	\$441,000	
Ass BATRENS Preside Laboration	DETAILS	9 acres of land in Hampton's business district. Parcel to be subdivided from larger PID subject to town approval. Land run parallel to Main street.	
	CONTACT	Stephanie Turner & Brock Turner	- Pro-

NEW CONTRACTOR	ADDRESS	Renforth, NB
	SIZE	1.15 acres (50,094 sf)
	PRICE	Please Contact
	DETAILS	1.15 acres of commercial land in Renforth for devel- opment. Zoned general commercial. Ideal location for self-storage Business. Call for details.
	CONTACT	Stephanie Turner

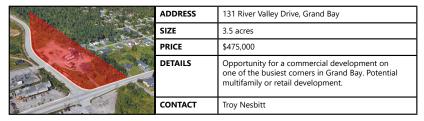
MEH	ADDRESS	William Bell Drive, Hampton NB
	SIZE	1.66 acres (72,310 sf)
	PRICE	\$250,000
	DETAILS	Located in growing commercial area. Businesses in the immediate area include Home Hardware, Guardian Drugs as well as Pine Acres RV dealership.
	CONTACT	Stephanie Turner & Brock Turner

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

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

	ADDRESS	125 McIlveen Drive, Saint John
	SIZE	5.95 acres (259,182 sf)
Non Stering	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

	-	
	ADDRESS	570 King William Road, Saint John
	SIZE	+/- 18.00 acres
	PRICE	\$150,000 per acre
2 7 m minute	DETAILS	Located in Spruce Lake Industrial Park, this property can be used as is for parking or lay-down area.
5 8 191930 - Condect	CONTACT	Troy Nesbitt





NOVA SCOTIA

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Prince Edward Island

Featured Listings

For Sale | Land

Contact

FOR LEASE | OFFICE/COMMERCIAL 111 Ilsley Avenue, Dartmouth

FEATURED LISTINGS





SIZE	1,181 sf
PRICE	\$18.00 psf (net)
DETAILS	Located in Burnside Industrial Park with excel- lent frontage on the park's main thoroughfare leading to major highways and Halifax bridges. Located only 1km from Dartmouth Crossing.
CONTACT	Steve Morrison

FOR LEASE | OFFICE 135 North Street, Bridgewater





SIZE	2,487 sf
PRICE	Please Contact
DETAILS	Modern second floor office space offers a total of 2,487 sf of space with elevator access and ample paved parking on-site.
CONTACT	Troy Nesbitt



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Prince Edward Island

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FOR LEASE | OFFICE

Dartmouth, NS

•		
10	ADDRESS	111 Ilsley Avenue, Dartmouth
	SIZE	1,181 sf
	PRICE	\$18.00 psf (net)
	DETAILS	Located in Burnside Industrial Park with excellent frontage on the park's main thoroughfare leading to major highways and Halifax bridges. Located only 1km from Dartmouth Crossing. Could work as Commercial.
	CONTACT	Steve Morrison

Bridgewater, NS

<u> </u>		
E	ADDRESS	135 North Street, Bridgewater
	SIZE	2,487 sf
FEI	PRICE	Please Contact
	DETAILS	Modern second floor office space offers a total of 2,487 sf of space with elevator access and ample paved parking on-site.
	CONTACT	Troy Nesbitt

FOR SALE **BUILDINGS**

Yarmouth, NS

PA	ADDRESS	326 Hardscratch Road, Yarmouth NS
REDUCED	SIZE	57.33 Acres
09	PRICE	\$675,000
	DETAILS	Well established Industrial Property on 57 acres. 768 sf administration building, large 8,033 sf production building with +- 17 ft ceilings, 3 phase service, attached wood and metal shops, and 624 sf office.
	CONTACT	Troy Nesbitt



PRINCE EDWARD ISLAND

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FOR SALE | LAND Kelly Road, Woodstock



SIZE	75 Acres
PRICE	\$700,000
DETAILS	This purchase opportunity represents approxi- mately 75 acres of unserviced raw land in Woodstock, PE
CONTACT	Paul Moore



PRINCE EDWARD ISLAND

FOR SALE **LAND**

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For Lease | Industrial

Featured Listings

Woodstock, PEI

THE REAL PROPERTY OF	ADDRESS	Kelly Road, Woodstock
KellyRoad	SIZE	75 Acres
	PRICE	\$700,000
14-75 AGES	DETAILS	This purchase opportunity represents approximately 75 acres of unserviced raw land in Woodstock, PE.
	CONTACT	Paul Moore

Summerside, PEI

Sold Sold Sold Sold Sold Sold Sold Sold	ADDRESS	354-368 Water Street, Summerside
	SIZE	1.89 Acres
	PRICE	\$750,000
	DETAILS	Strategically situated on the shores of Summerside's Harbour, this ideal multi-residential development land is in close proximity to all downtown amenities and Holland College
	CONTACT	Paul Moore

Prince Edward Island

Featured Listings

• For Sale | Land

Contact



CONTACT US

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Paul Moore President (506) 645-8488 pmoore@bbrokers.ca

Stephanie Turner Senior Advisor (506) 333-3442 sturner@bbrokers.ca

Jessica O'Neill Senior Advisor (506) 650-9848 joneill@bbrokers.ca



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