

**ATLANTIC
LISTING REPORT
OCTOBER 2022**



Brunswick Brokers Limited

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NEW BRUNSWICK

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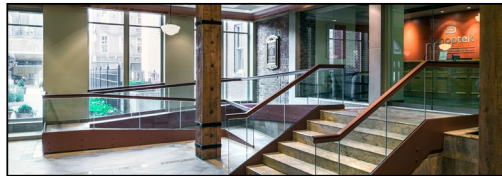
Featured Listings

For Sale | Land

Contact

FOR LEASE | OFFICE

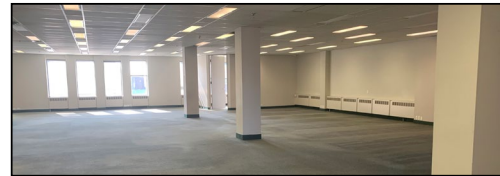
CenterBeam Place: 14 King Street, Saint John



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 LEASE | RETAIL/OFFICE

140 Carleton Street, Fredericton




SIZE	Between 4,314 sf and 18,732 sf
PRICE	\$18.00 psf (net)
DETAILS	140 Carleton is ideally situated in the centre of downtown Fredericton. A beautifully designed 5 storey class A mixed-use building with retail on the ground floor and premium office on upper floors.
CONTACT	Paul Moore & Troy Nesbitt


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FOR LEASE | OFFICE


Saint John, NB

	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	555 Somerset Street, Saint John
	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


	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	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

	ADDRESS	55 Drury Cove Road, Saint John
	SIZE	1,850 sf
	PRICE	\$22.00 psf (gross)
	DETAILS	Small well appointed office building located at the entrance to the Highlands of Drury Cove, a beautiful mixed-use subdivision just a short drive from the downtown
	CONTACT	Stephanie Turner & Brock 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	44 Chipman Hill, Saint John
	SIZE	Between 1,891 sf and 8,117 sf
	PRICE	Starting at \$16.00 psf (net)
	DETAILS	Brunswick House; a prestigious address for your offices; level three BOMA Best certification; 14 story, Class A high-rise.
	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

New Brunswick

Featured Listings

◦ For Lease | Office (1/2) ↓

For Lease | Industrial

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◦ For Lease | Office (2/2)

For Lease | Industrial

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Nova Scotia

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Featured Listings

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Contact


FOR LEASE | OFFICE

Saint John, NB

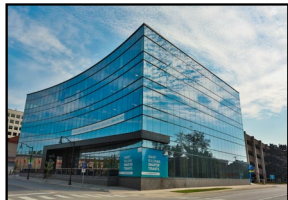
	ADDRESS	400 Main Street, Saint John
	SIZE	12,081 sf
	PRICE	\$8.00 psf (net)
	DETAILS	Space has been gutted and is ready for tenant fit-ups. Can be sub-divided.
	CONTACT	Stephanie Turner

Moncton, NB

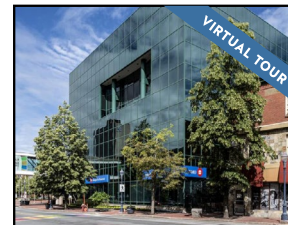
	ADDRESS	300 Main Street, Moncton
	SIZE	Suite B2-1: 1,400 sf
	PRICE	\$20.00 psf (net); \$11.90 psf CAM/Prop. taxes
	DETAILS	The Landing at the Bend; 25,000 sf strip mall located near downtown and the centre of Moncton's major retail hub; 2nd floor office space available.
	CONTACT	Steve Morrison

	ADDRESS	1600 Main Street, Moncton
	SIZE	Between 984 sf and 9,436 sf
	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.
	CONTACT	Steve Morrison

Fredericton, NB

	ADDRESS	140 Carleton Street, Fredericton
	SIZE	Between 4,314 sf and 18,732 sf
	PRICE	\$18.00 psf (net)
	DETAILS	Ideally situated in the centre of the downtown. Beautifully designed 5 storey class A mixed-use building with ground floor retail and premium office on upper floors.
	CONTACT	Paul Moore & Troy Nesbitt

	ADDRESS	331 Elmwood Drive, Moncton
	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


	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

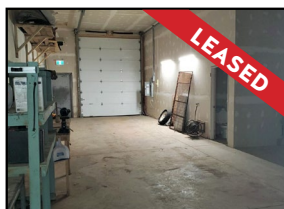
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FOR LEASE | INDUSTRIAL


Saint John, NB


	ADDRESS	344 Grandview Avenue, Saint John
	SIZE	7,089 sf
	PRICE	\$12.00 psf (gross)
	DETAILS	Warehouse space available in the Grandview Industrial 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
	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	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
	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.
	CONTACT	Troy Nesbitt

	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	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	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

New Brunswick

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For Lease | Office

• For Lease | Industrial (1/2) ↓

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Prince Edward Island

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FOR LEASE | INDUSTRIAL


Moncton, NB

	ADDRESS	50 MacNaughton 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

	ADDRESS	114 Price Street, Moncton
	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

	ADDRESS	520 Edinburgh Drive, Moncton
	SIZE	3,900 sf
	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

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

New Brunswick

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For Lease | Office

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Prince Edward Island

Featured Listings

For Sale | Land

Contact

FOR LEASE | RETAIL

Saint John, NB



ADDRESS	148 Millennium Drive, Quispamsis
SIZE	0.78 acres (33,977 sf)
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



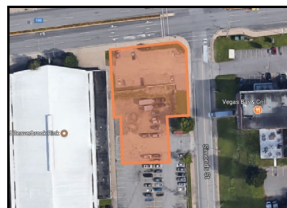
ADDRESS	120 Millennium Drive, Quispamsis
SIZE	2,000 sf
PRICE	\$15.00/ sq ft
DETAILS	Approximately 2,000 sq ft of commercial space. Ideal for retail or office use. Close to all amenities, high traffic location – \$15.00/sqft net rent plus approx. 7.60 /sqft CAM & taxes.
CONTACT	Brock Turner & Stephanie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



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	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

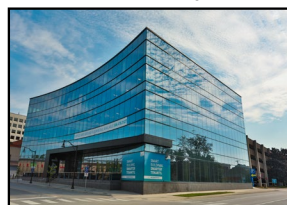


ADDRESS	540 Main Street, Saint John
SIZE	24,273 sf
PRICE	By Negotiation
DETAILS	Exciting build to suit opportunity - an ideal quick service restaurant; well-located in area with high vehicle traffic; business park commercial zoning
CONTACT	Troy Nesbitt & Stephanie Turner



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

Fredericton, NB




ADDRESS	140 Carleton Street, Fredericton
SIZE	Between 4,314 sf and 18,732 sf
PRICE	\$18.00 psf (net)
DETAILS	Ideally situated in the centre of the downtown. Beautifully designed 5 storey class A mixed-use building with ground floor retail and premium office on upper floors.
CONTACT	Paul Moore & 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
	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
	SIZE	1,200 sf
	PRICE	\$16.00 psf (net)
	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

	ADDRESS	520 Edinburgh Drive, Moncton
	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

	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

	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.
	CONTACT	Steve Morrison

New Brunswick

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For Lease | Office

For Lease | Industrial

• For Lease | Retail (2/2)

For Sale | Buildings

For Sale | Land

Nova Scotia

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For Lease | Office

For Sale | Buildings

Prince Edward Island

Featured Listings

For Sale | Land


Contact


NEW BRUNSWICK


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FOR SALE | BUILDINGS


Saint John, NB


	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

	ADDRESS	384 Lancaster Avenue, Saint John
	SIZE	1.91 acres
	PRICE	\$1,100,000
	DETAILS	25,000 sq ft commercial building on 1.91 acres. Zoning allows for many uses including Cannabis Processing Facility.
	CONTACT	Stephanie Turner & Brock 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	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

	ADDRESS	1-3 Gondola Point Road, Rothesay
	SIZE	3,437 sf (Building) 8,094 sf (Land)
	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.
	CONTACT	Troy Nesbitt

	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

New Brunswick

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For Lease | Retail

• For Sale | Buildings (1/2) ↓

For Sale | Land

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Prince Edward Island

Featured Listings

For Sale | Land


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FOR SALE | BUILDINGS

Moncton, NB

	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

New Brunswick

Featured Listings

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For Lease | Industrial

For Lease | Retail

• For Sale | Buildings (2/2)

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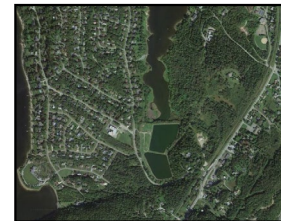
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FOR SALE | LAND

Saint John, NB



ADDRESS	15 Railway Crescent, Hampton NB
SIZE	9 acres
PRICE	\$441,000
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



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



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	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.
CONTACT	Stephanie 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 established multi-unit residential development. This area is popular with renters due to it's proximity to retail, restaurants, and services.
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



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 lay-down area.
CONTACT	Troy Nesbitt



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. Potential multifamily or retail development.
CONTACT	Troy Nesbitt

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For Sale | Land

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FOR SALE | LAND

Saint John, NB



ADDRESS	1260 Fairville Boulevard, Saint John NB
SIZE	6.31 acres
PRICE	Please Contact
DETAILS	Fairville Boulevard, because of it's Commercial Corridor zoning is suitable for a variety of uses including retail, multifamily, and industrial.
CONTACT	Troy Nesbitt

NOVA SCOTIA

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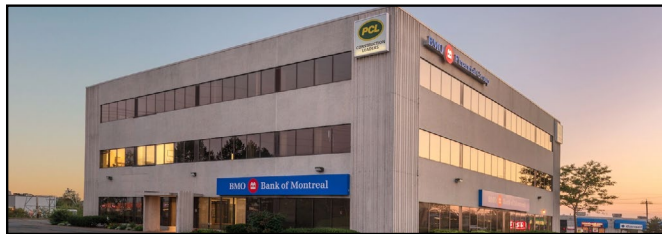
Prince Edward Island

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For Sale | Land

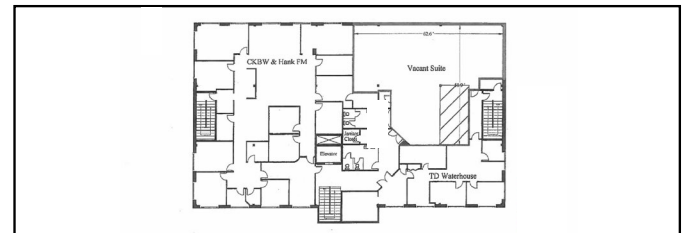
Contact

FOR LEASE | OFFICE/COMMERCIAL 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.
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

NOVA SCOTIA

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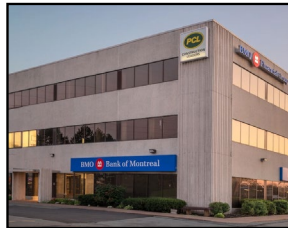
Prince Edward Island

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For Sale | Land

Contact

Dartmouth, NS



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



ADDRESS	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

FOR SALE | BUILDINGS

Yarmouth, NS



ADDRESS	326 Hardscratch Road, Yarmouth NS
SIZE	57.33 Acres
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 approximately 75 acres of unserviced raw land in Woodstock, PE
CONTACT	Paul Moore

PRINCE EDWARD ISLAND

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Prince Edward Island

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Contact

Woodstock, PEI



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CONTACT	Paul Moore

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