

# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

**Prime Industrial/Retail Property  
on Rothesay Avenue**

FOR SALE

**727 ROTHESAY AVENUE**

Saint John | NB

**Paul Moore  
Troy Nesbitt**



727 Rothesay Avenue | Saint John, NB  
Paul Moore & Troy Nesbitt



## Property Highlights

ASKING PRICE  
**\$800,000**

This industrial retail building is a rare gem, located in a highly sought-after location on the route into the Saint John retail node. With close proximity to Highway 1, this property offers excellent access to major transportation routes and is ideal for businesses that require high visibility and accessibility. This property boasts ample parking for customers and employees as well as a fenced compound for added storage. Additionally, the property is conveniently located in the area of Rothesay Avenue being redeveloped, making it an attractive investment opportunity.



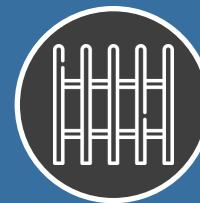
**GREAT  
LOCATION**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**



**FENCED  
COMPOUND**

**BRUNSWICK**  
BROKERS

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Saint John, NB  
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## Property Details

<b>Address</b>	727 Rothesay Avenue
<b>Municipality</b>	Saint John
<b>PID</b>	00298257
<b>Asset Type</b>	Retail/Light Industrial Warehouse
<b>Zoning</b>	(I-1) Light Industrial
<b>Year Built</b>	1971
<b>Number of Floors</b>	1 + Mezzanine with office and storage space
<b>Site Area</b>	2.40 acres
<b>Building Area</b>	19,800 sf - Entire building 16,800 sf - Ground Floor 3,000 sf - Mezzanine 1,800 sf - Detached garage
<b>Parking</b>	Parking on site (+/- 25 spaces)
<b>List Price</b>	\$800,000

# 727 Rothesay Avenue | Saint John, NB

Paul Moore & Troy Nesbitt

**9 MINUTE DRIVE**  
TO UPTOWN SAINT JOHN

**5 MINUTE DRIVE**  
TO MCALLISTER PLACE

**1 MINUTE DRIVE**  
TO NB ROUTE 1

**Nearby Amenities**

- Ritchie's
- Halifax Seed
- Nissan
- Simply Bistro
- Glen Falls School
- Esso
- Canadian Tire +
- Irving Field House
- Sitrings

## Saint John

<b>2021 POPULATION</b>	130,613
<b>POPULATION INCREASE (2016 - 2021)</b>	3.5%
<b>MEDIAN AGE</b>	44.4
<b>AVERAGE HOUSEHOLD INCOME</b>	\$79,586

# Exterior Photos

727 Rothesay Avenue | Saint John, NB  
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## Main Building



# Interior Photos

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## Showroom



# Interior Photos

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## Storage & Extended Showroom



# Interior Photos

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## Warehouse & Loading





## Interior Photos

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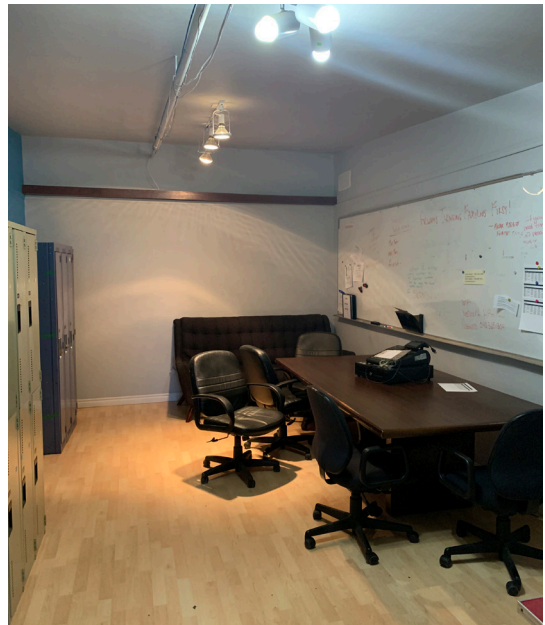
### Mezzanine - Storage/Shop



# Interior Photos

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## Mezzanine - Office



# Interior Photos

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## Building Components



## Exterior Photos

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### Secondary Warehouse





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