28 PETTINGILL ROAD

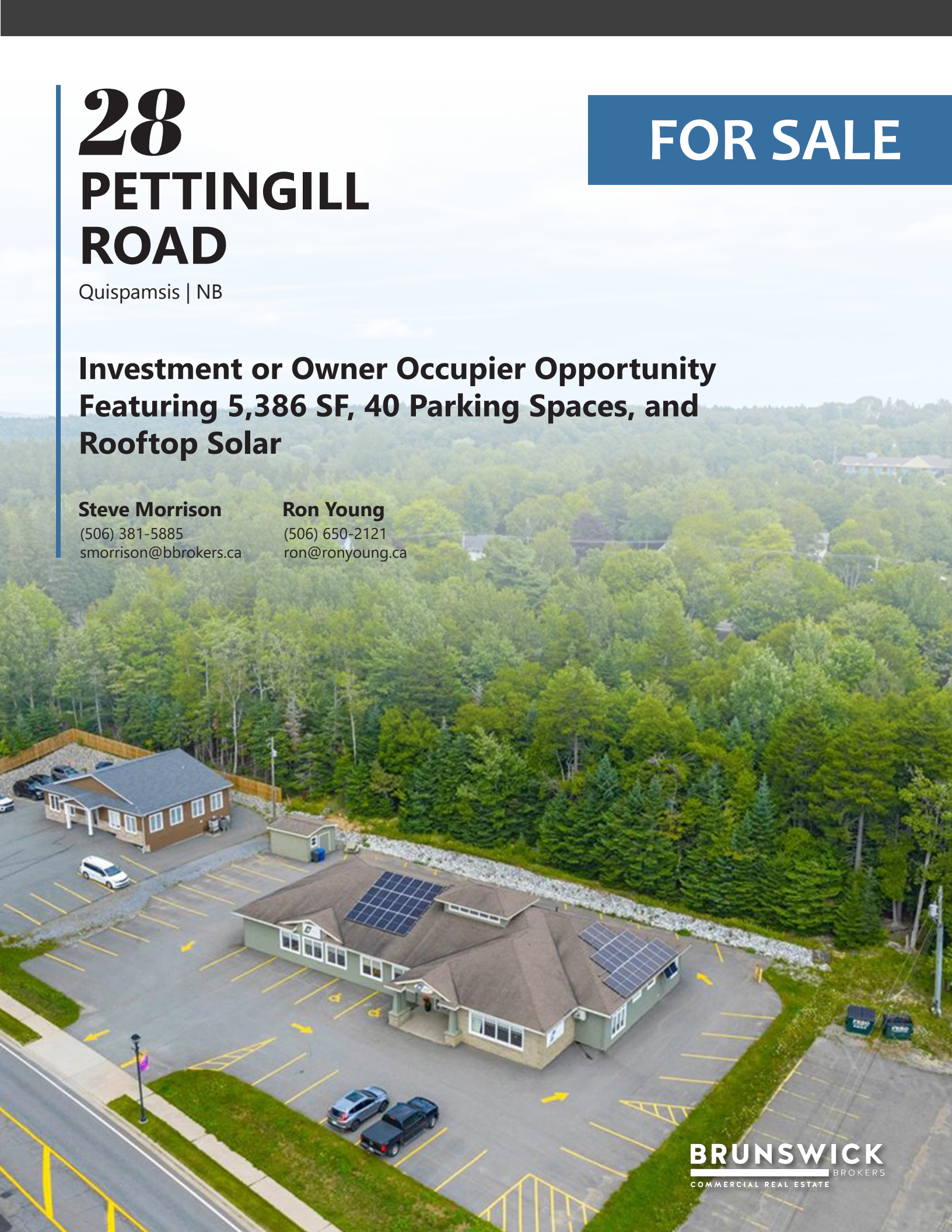
Quispamsis | NB

FOR SALE

Investment or Owner Occupier Opportunity Featuring 5,386 SF, 40 Parking Spaces, and Rooftop Solar

Steve Morrison
(506) 381-5885
smorrison@bbrokers.ca

Ron Young
(506) 650-2121
ron@ronyoung.ca



BRUNSWICK BROKERS
COMMERCIAL REAL ESTATE

28 Pettingill Road | Quispamsis, NB

Steve Morrison & Ron Young



Property Highlights

SALE PRICE
$1,150,000

Well-appointed standalone office building for sale in Quispamsis. Featuring 5,386 SF on a 0.71-acre site, the property includes 23 offices, boardroom, lunchroom, ample parking, and rooftop solar. Positioned along the evolving Pettingill Road corridor, the property benefits from continued investment and commercial activity in the neighbouring area, making it an attractive opportunity for owner-occupiers and investors alike.

Financials for the opportunity can be obtained through signature of an NDA, please contact a listing agent.

40 PARKING SPACES

BUILT IN 2004

5,386 SF BUILDING

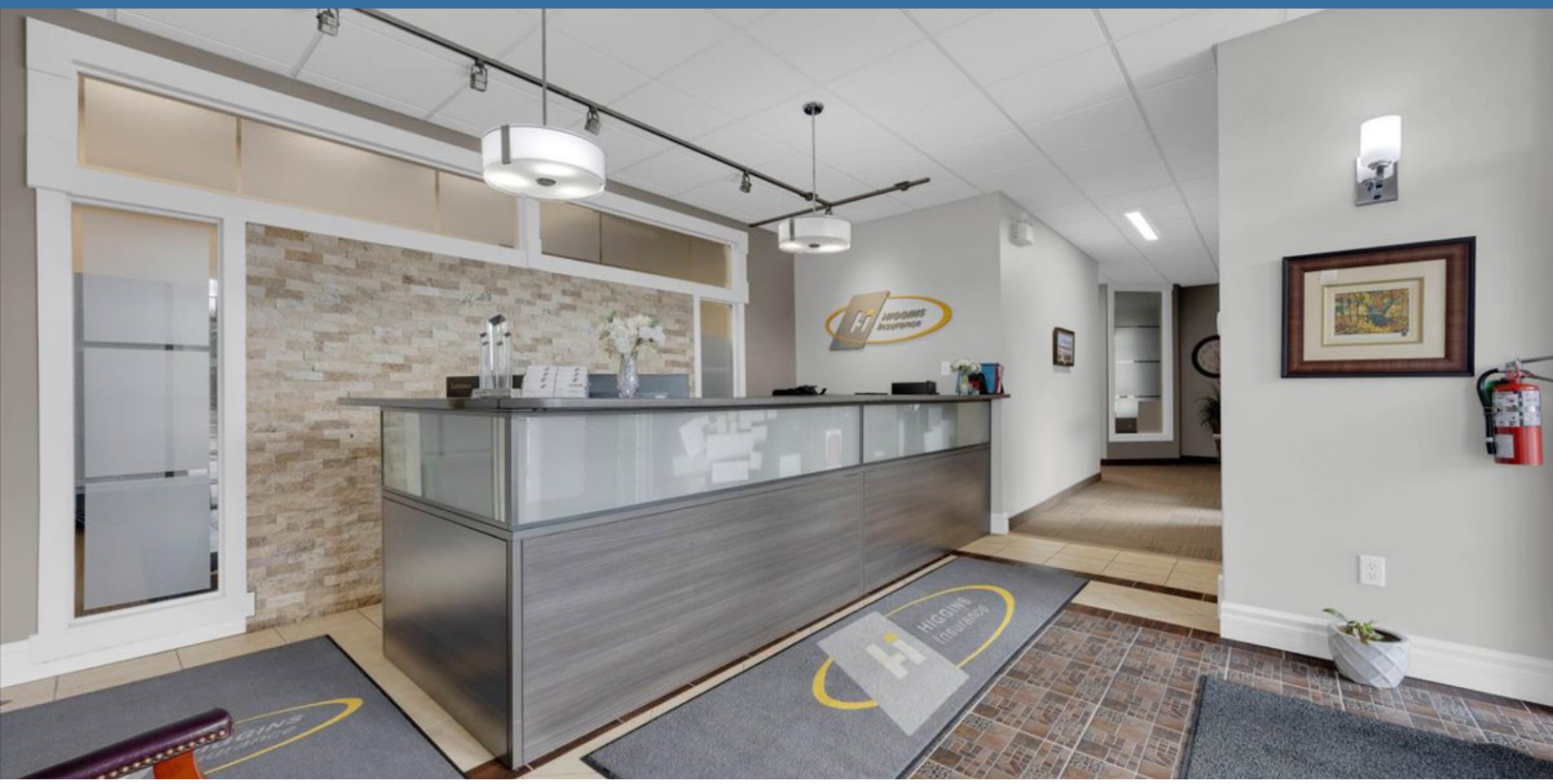
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Property Details



COMMUNITY	Quispamsis
PIDS	30220800
LOT SIZE	0.71 acres
BUILDING SIZE	5,386 sf
CONFIGURATION	One-storey, wood frame commercial building
ZONING	Central Commercial
PARKING	40 paved parking spaces
YEAR BUILT	2004
ELECTRICAL	400 amp entrance
HEATING	Electric baseboard and Heat pumps
LAYOUT	Main lobby, 23 individual offices, conference room, staff lunchroom, three 2-piece wash-rooms, and mechanical room
LEASE EXPIRY	Nov 30, 2028
OPTION TO RENEW	1 x 5 years
SALE PRICE	$1,150,000

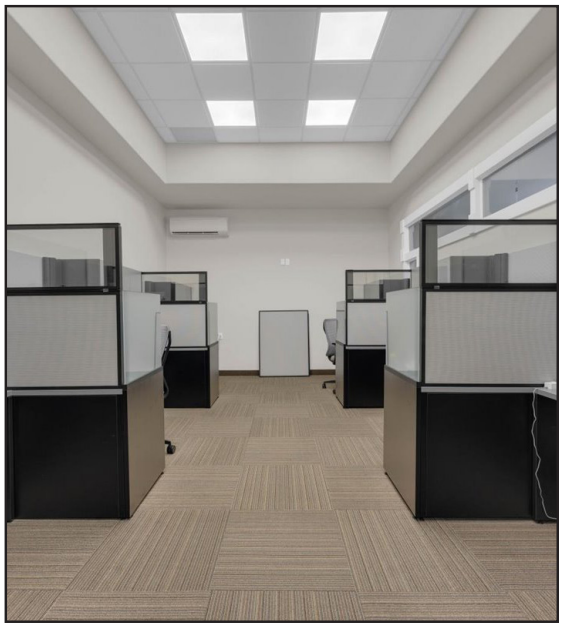
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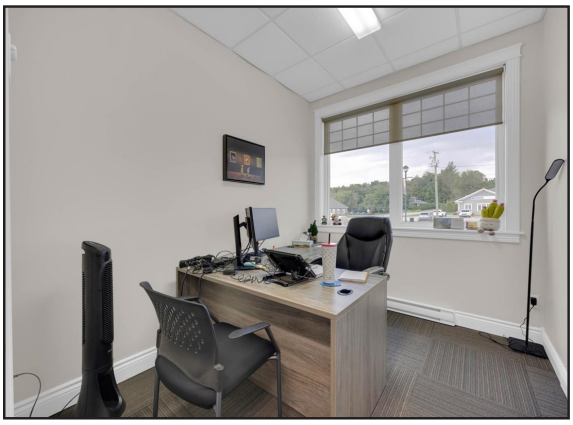
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Property Photos







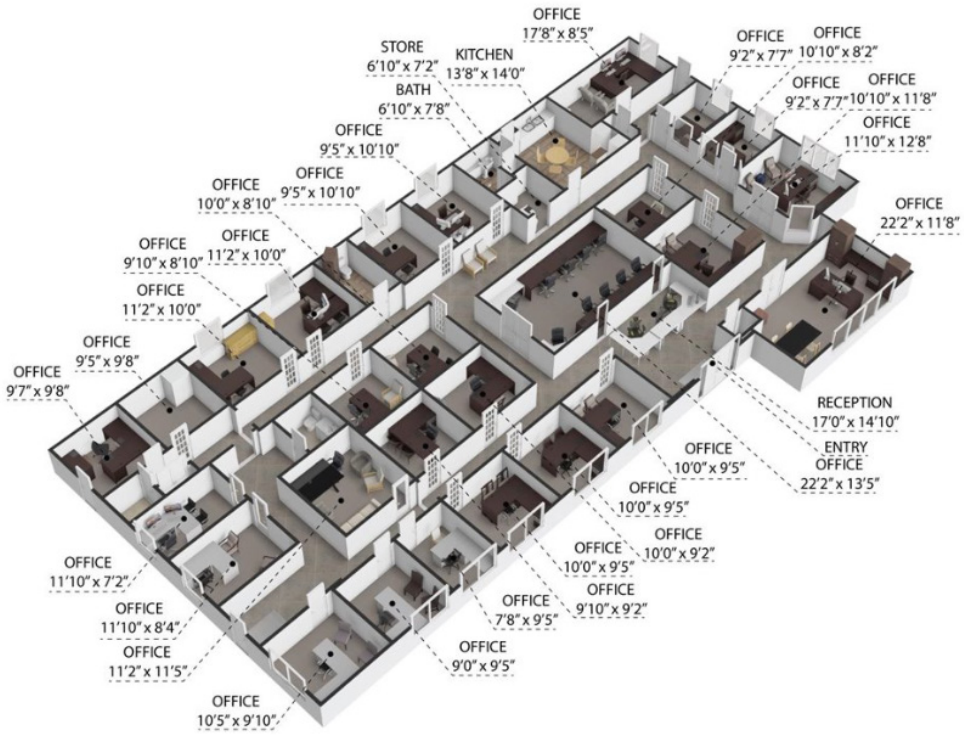




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Floor Plan



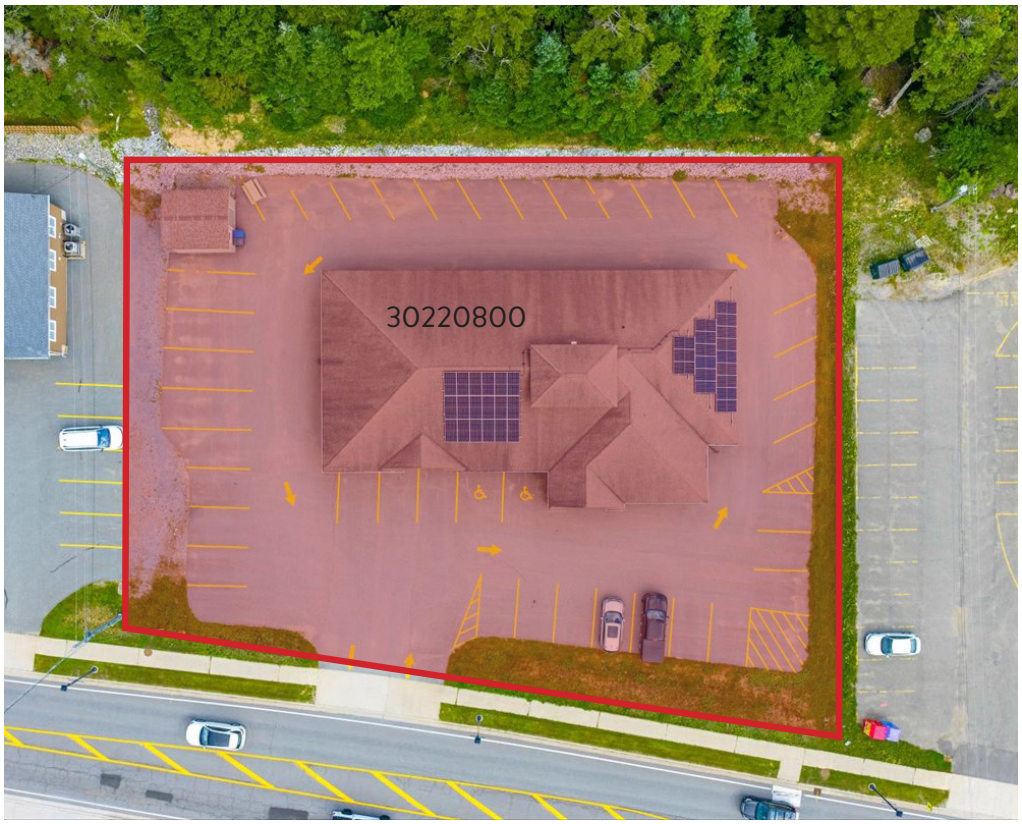


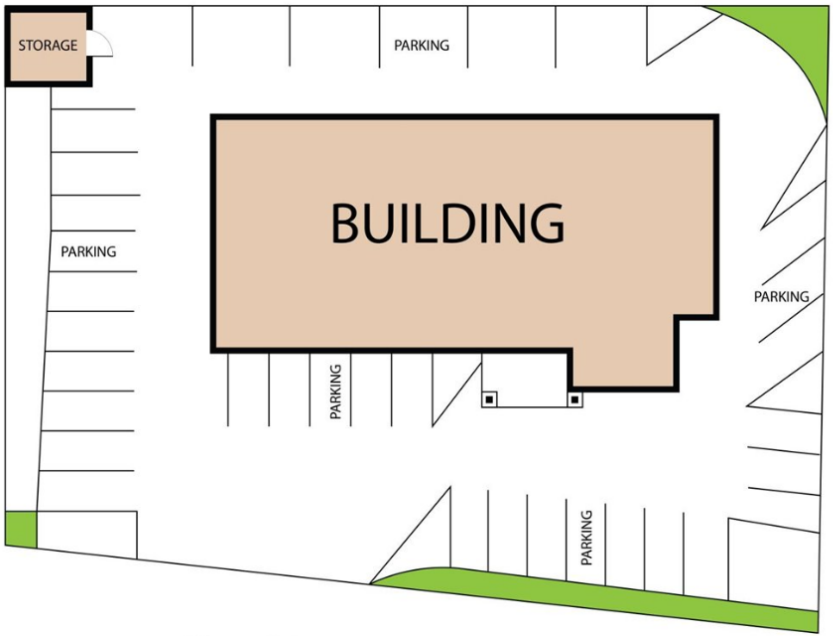
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PID Map





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