608 MILLIDGE AVENUE

Saint John | NB

FOR LEASE
Build to Suit

Unique Opportunity in The Rapidly Growing Millidgeville area of Saint John

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

Troy Nesbitt
President
(506) 349-5670
tnesbitt@bbrokers.ca



BRUNSWICK BROKERS
COMMERCIAL REAL ESTATE

608 Millidge Avenue | Saint John, NB

Paul Moore & Troy Nesbitt



Property Highlights

LEASE RATE
TBD

608 Millidge Avenue presents a strategic build-to-suit leasing opportunity in Millidgeville, one of Saint John's most active and institutionally anchored neighbourhoods.

Positioned at the signalized intersection of University Avenue and Millidge Avenue, the site offers strong visibility and exposure along a high-traffic corridor serving the city's north end. The location benefits from immediate proximity to major demand drivers, including the Saint John Regional Hospital and the University of New Brunswick Saint John campus.

Future tenants will benefit from consistent vehicular and pedestrian traffic, as well as convenient access to public transit routes connecting across the city.

The property is being advanced by Somerset Investment Ltd., an experienced local developer and landlord, and offers flexible build-to-suit leasing options—allowing tenants to deliver purpose-built space tailored to their operational needs in a well-established and growing trade area.

BRUNSWICK BROKERS

12 Smythe St, Suite 104
Saint John, NB
E2L 5G5

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca

608 Millidge Avenue | Saint John, NB

Paul Moore & Troy Nesbitt



Property Details

LOCATION	Millidgeville
ADDRESS	608 Millidge Avenue, Saint John NB, E2K 2N5
LOT SIZE	1.1 acres
ZONING	CFN (Neighborhood Community Facility) - however rezoning discussions have been initiated with the City of Saint John to allow for standard commercial uses

BRUNSWICK BROKERS

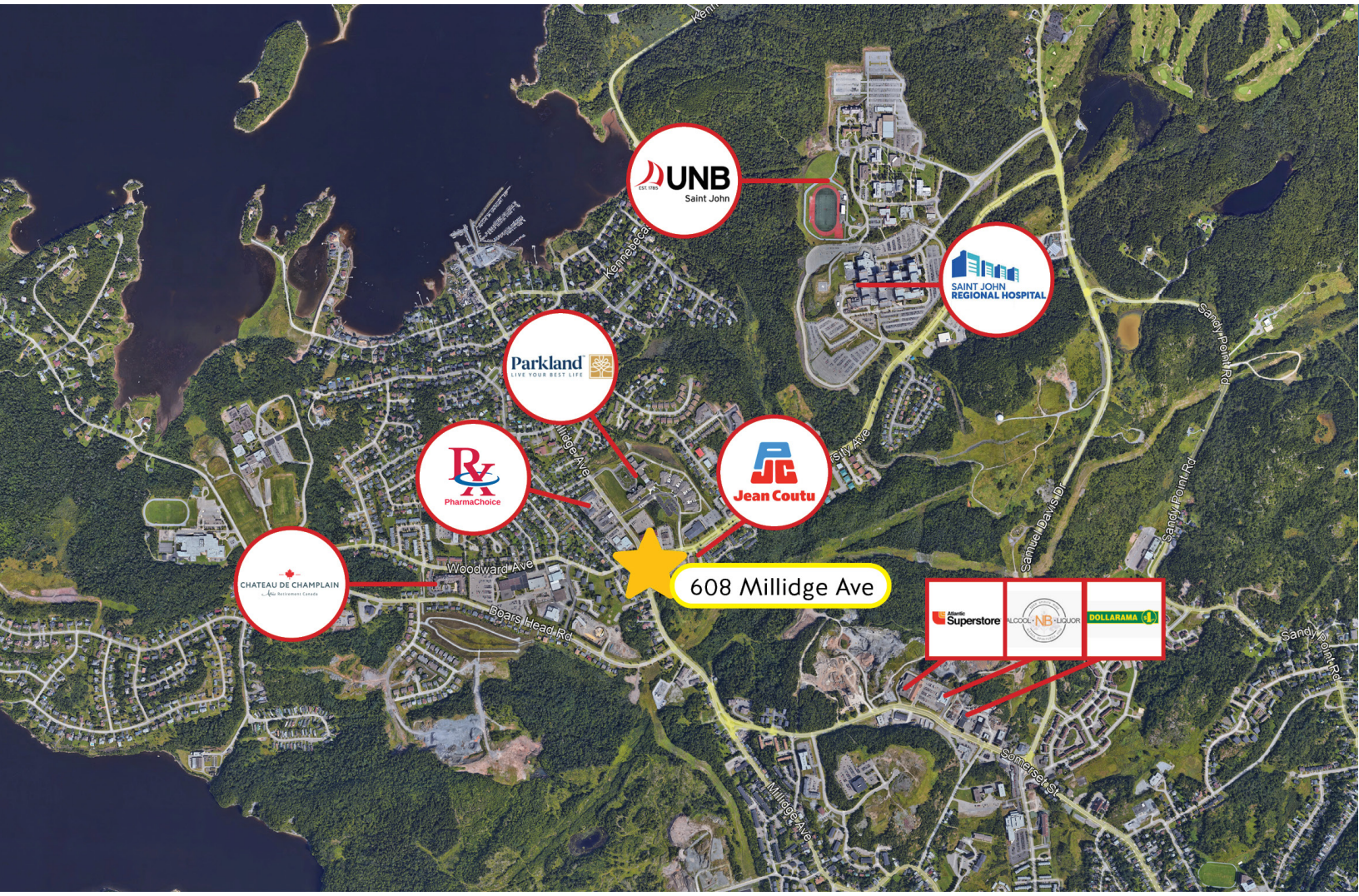
12 Smythe St, Suite 104
Saint John, NB
E2L 5G5

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca

608 Millidge Avenue | Saint John, NB

Paul Moore & Troy Nesbitt



Saint John

Ideally located north of the city centre at the gateway to Millidgeville. Only minutes from the downtown core, this locations offers the convenience of being centrally located with quick access to all areas of the city. High traffic and high visibility with signage opportunity. Immediate area consists of medical & other offices, a restaurant, liquor store, grocery store and gas bar/convenience. Close to hospital, university and the Saint John YMCA. On bus route.

2025 POPULATION	144,543
POPULATION INCREASE (2020 - 2025)	9.32%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	$77,400

BRUNSWICK BROKERS

12 Smythe St, Suite 104
Saint John, NB
E2L 5G5

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca



608 Millidge Avenue | Saint John, NB

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

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca

12 Smythe Street, Suite 104
Saint John, NB
E2L 5G5

BRUNSWICK BROKERS
COMMERCIAL REAL ESTATE

bbrokers.ca

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.