700 SOMERSET STREET

Saint John | NB

FOR LEASE
Build to Suit

Unique Opportunity in The Rapidly Growing Millidgeville area of Saint John

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BRUNSWICK BROKERS
COMMERCIAL REAL ESTATE

700 Somerset Street | Saint John, NB

Paul Moore & Troy Nesbitt



Property Highlights

LEASE RATE
TBD

700 Somerset Street presents a fantastic opportunity to establish a presence in one of Saint John's fastest-growing neighbourhoods—Millidgeville.

Strategically located along the primary corridor linking Millidgeville to Uptown Saint John, the property benefits from consistent daily traffic and direct access to key institutional drivers, including the Saint John Regional Hospital, University of New Brunswick Saint John campus, Shannex, and a growing cluster of medical and professional services.

Surrounding lands are actively being developed with new multifamily and retail projects, reinforcing the area's trajectory as a high-demand residential and service node.

The ownership group is a well-established local developer with a strong track record and is prepared to build to suit and lease back to potential tenants.

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E2L 5G5

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Property Details

LOCATION	MIllidgeville
ADDRESS	700 Somerset Street, Saint John NB, E2K 4X2
LOT SIZE	1.1 acres
ZONING	CG (General Commercial)

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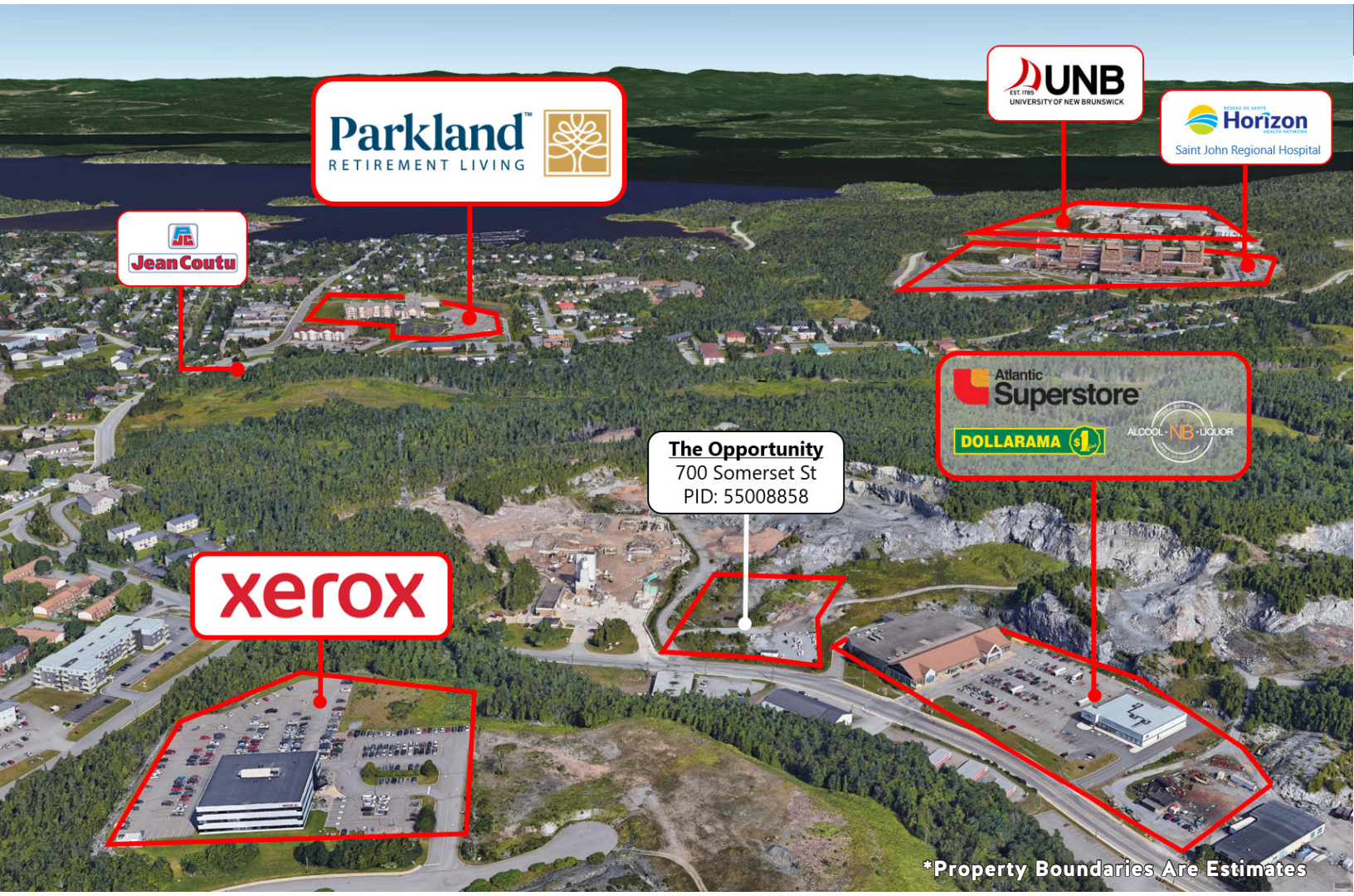
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Saint John

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

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