

FOR SALE  
229 Metcalf Street  
Saint John, New Brunswick



NORTH END BUSINESS DISTRICT

## +/- 4,480 SF Commercial Office Building | Sale Price: \$359,000

### Property Highlights

+/- 4,480 sf well maintained commercial office building strategically located in the city's North End Business District

- Beautiful landscaping in the front of the building gives it great curb appeal
- The upper floor features a well-designed office layout with a reception area, private offices and kitchen
- The lower floor features an open concept office area, storage and washrooms
- Recent upgrades include; new roof (2013), updated fire and burglary system, new flooring and paint throughout
- Existing businesses would be open to conversation to consider staying in the building as tenants



Ample paved parking for employees and clients



Access to public transportation



Property has rental income potential



Recent upgrades to building



Private and open concept offices spaces



Existing tenants willing to remain

### Contact

MIKE WATKINS  
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+1 506 639 0281  
mwatkins@cwatlantic.com

1 Market Square, Suite N305  
Saint John, New Brunswick E2L 4Z6  
cwatlantic.com





## Location Information



This great property is located in the city's North End Business District



Also in close proximity to all of the amenities the city has to offer.



Easy access to the central business district, highways and minutes away from Uptown Saint John

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Paved Parking Lot



## Property Highlights

<b>Address</b>	229 Metcalf Street	<b>Heating</b>	Electric baseboard heaters
<b>Year Built</b>	1991	<b>Cooling</b>	Air exchanger
<b>Total Building SF</b>	+/-4,480 sf	<b>Exterior</b>	Cedar shingles
<b>Construction</b>	Wood frame	<b>Roof</b>	Asphalt shingles
<b>Land Area</b>	+/-0.5 acres	<b>Fire Protection</b>	Monitored alarm, Smoke detectors

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