

# Monthly Listings Report

Saint John & Fredericton,  
New Brunswick

January 2017



# For Lease

Office Space for Lease

Industrial Space for Lease

Commercial/Retail Space for Lease



# Office Space For Lease

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## 75 PRINCE WILLIAM STREET, SAINT JOHN

<b>Size</b>	+/- 7,300 sf	<b>Details</b>	Located in uptown Saint John with beautiful harbour views.
<b>Price</b>	\$12.00 psf Net	<b>Agent(s)</b>	Mike Watkins



## 25 WINTER STREET, SAINT JOHN

<b>Size</b>	Up to 6,600 sf	<b>Details</b>	2 storey office complex with 3,300 sf per floor. Landlord will renovate.
<b>Price</b>	\$10.00 psf Net	<b>Agent(s)</b>	Mike Watkins



## 85 CHARLOTTE STREET, SAINT JOHN

<b>Size</b>	871 to 10,719 sf	<b>Details</b>	This four storey building features on-site management office.
<b>Price</b>	Please contact	<b>Agent(s)</b>	Mike Watkins



## 40 CHARLOTTE STREET, SAINT JOHN

<b>Size</b>	4,487 sf	<b>Details</b>	Features 4 private offices, 2 washrooms, a kitchenette, & an open area!
<b>Price</b>	\$16.50 psf Gross	<b>Agent(s)</b>	Mike Watkins



## 153 HAMPTON ROAD, ROTHESAY

<b>Size</b>	1,400 sf	<b>Details</b>	Beautiful architecture, meticulous landscaping with ample paved parking.
<b>Price</b>	\$23.00 psf Gross	<b>Agent(s)</b>	Mike Watkins



## 20 CHURCH AVENUE, SAINT JOHN

<b>Size</b>	1,500 sf	<b>Details</b>	Nicely finished and furnished 2nd floor office space.
<b>Price</b>	\$1,500 / mo. + utilities	<b>Agent(s)</b>	Mike Watkins



# Office Space For Lease

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73-75 KING STREET, SAINT JOHN			
<b>Size</b>	+/- 10,000 sf	<b>Details</b>	4 floors of office space. Great uptown location. Close to all amenities.
<b>Price</b>	\$8.00 psf Net	<b>Agent(s)</b>	Mike Watkins



133 PRINCE WILLIAM STREET, SAINT JOHN			
<b>Size</b>	6,880 sf	<b>Details</b>	Professional office suites with underground parking and harbour views.
<b>Price</b>	\$18.75 psf Semi-Gross	<b>Agent(s)</b>	Mike Watkins

# Industrial Space For Lease

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## 1185 BAYSIDE DRIVE, SAINT JOHN

<b>Size</b>	2,250 sf & 1,900 sf	<b>Details</b>	2 flex space units . Prime location at entrance to McAllister Industrial Park.
<b>Price</b>	\$8.90 psf Net	<b>Agent(s)</b>	Mike Watkins



## 250 INDUSTRIAL DRIVE, SAINT JOHN

<b>Size</b>	1,820 sf	<b>Details</b>	Office space in multi tenant industrial building with a fenced in compound.
<b>Price</b>	\$2,825 psf per month	<b>Agent(s)</b>	Mike Watkins



## 85-95 EXPANSION AVENUE, SAINT JOHN

<b>Size</b>	16,000 sf	<b>Details</b>	Newly constructed, located in the Grandview Industrial Park.
<b>Price</b>	\$8.50 psf Net	<b>Agent(s)</b>	Mike Watkins



## 110 ASHBURN LAKE ROAD, SAINT JOHN

<b>Size</b>	1,850 sf	<b>Details</b>	Investment opportunity with great highway access in an excellent location.
<b>Price</b>	\$2,500/mo. Semi-Gross	<b>Agent(s)</b>	Mike Watkins



## 559 WILSEY ROAD, FREDERICTON

<b>Size</b>	1+/- 11,000 sf	<b>Details</b>	Newly renovated industrial building, high traffic with great highway access
<b>Price</b>	\$6.50 psf Net	<b>Agent(s)</b>	Mike Watkins

# Commercial/Retail Space For Lease

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## 9 SOMERSET STREET, SUITE 2 & 4, SAINT JOHN

<b>Size</b>	2,904 & 542 sf	<b>Details</b>	Well maintained strip mall with two suites on corner lot. Nicely finished.
<b>Price</b>	\$12.60 Net/\$850/mo.	<b>Agent(s)</b>	Mike Watkins



## 15 FULTON LANE, SAINT JOHN

<b>Size</b>	3,800 sf	<b>Details</b>	Large open space, ample on-site parking, ideal for retail or daycare.
<b>Price</b>	\$8.00 psf Net	<b>Agent(s)</b>	Mike Watkins



## 250 WATER STREET, SAINT JOHN

<b>Size</b>	1,640 sf	<b>Details</b>	Commercial/office space, Newest most prestigious building in Saint John
<b>Price</b>	\$1,800/mo. Gross	<b>Agent(s)</b>	Mike Watkins



## 20 CHURCH AVENUE, SAINT JOHN

<b>Size</b>	3,000 sf	<b>Details</b>	Charming stone building; ground floor retail, second floor office space.
<b>Price</b>	\$1,500/mo./floor + H&L	<b>Agent(s)</b>	Mike Watkins



## 1185 BAYSIDE DRIVE, SAINT JOHN

<b>Size</b>	2,250 sf & 1,900 sf	<b>Details</b>	2 units available. Prime location at entrance to McAllister Industrial Park.
<b>Price</b>	\$8.90 psf Net	<b>Agent(s)</b>	Mike Watkins



## 184-186 HAMPTON ROAD, QUISPAMISIS

<b>Size</b>	837 – 3,017 sf	<b>Details</b>	Retail space available for lease; various sizes. CAM/Tax \$8.50 psf.
<b>Price</b>	From \$17.00 psf Net	<b>Agent(s)</b>	Mike Watkins

# For Sale

Office & Industrial Space for Sale

Commercial/Retail Space for Sale

Investment Properties for Sale

Land for Sale





# Office & Industrial Properties For Sale

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## 22 KING STREET, SAINT JOHN

<b>Size</b>	+/- 21,165 sf	<b>Details</b>	Iconic 4 storey stone office building in uptown Saint John.
<b>Price</b>	\$1,950,000	<b>Agent(s)</b>	Mike Watkins



## 85 CHARLOTTE STREET, SAINT JOHN

<b>Size</b>	871 to 10,719 sf	<b>Details</b>	This four storey building features on-site management office.
<b>Price</b>	Negotiable	<b>Agent(s)</b>	Mike Watkins



## 75 PRINCE WILLIAM STREET, SAINT JOHN

<b>Size</b>	+/- 30,000 sf	<b>Details</b>	Professional and modern building with harbour and the city views
<b>Price</b>	\$2,700,000	<b>Agent(s)</b>	Mike Watkins



# Commercial/Retail Properties For Sale

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391 LANCASTER AVENUE, SAINT JOHN			
<b>Size</b>	2,000 sf	<b>Details</b>	Thriving convenience store & commercial investment property.
<b>Price</b>	\$189,000	<b>Agent(s)</b>	Mike Watkins



624 ROUTE 101, NEW MARYLAND			
<b>Size</b>	1,890 sf	<b>Details</b>	Located on a large lot with ample onsite paved parking with great frontage.
<b>Price</b>	\$89,000	<b>Agent(s)</b>	Mike Watkins



20 CHURCH AVENUE, SAINT JOHN			
<b>Size</b>	3,000 sf	<b>Details</b>	Charming stone building; ground floor retail, second floor office space.
<b>Price</b>	\$325,000	<b>Agent(s)</b>	Mike Watkins



300 MAIN STREET, SAINT JOHN			
<b>Size</b>	5,600 sf	<b>Details</b>	Ground floor retail with 1,600 sf of residential of the second floor.
<b>Price</b>	\$325,000	<b>Agent(s)</b>	Mike Watkins



507 MAIN STREET, SAINT JOHN			
<b>Size</b>	1,500 sf +Full basement	<b>Details</b>	Charming heritage building, centrally located. Ideal for office, retail or bar.
<b>Price</b>	\$250,000	<b>Agent(s)</b>	Mike Watkins

# Land For Sale / Lease

Click on a property photo to obtain more information online



## MCALLISTER DRIVE, SAINT JOHN

<b>Size</b>	14 acres	<b>Details</b>	Development site. Ideal location, close to all east side amenities.
<b>Price</b>	\$1,750,000	<b>Agent(s)</b>	Mike Watkins



## FORBES DRIVE, SAINT JOHN

<b>Size</b>	+/- 2 acres	<b>Details</b>	Multi-family residential land for development in the Millidgeville area.
<b>Price</b>	\$144,000	<b>Agent(s)</b>	Mike Watkins



## HIGH MEADOW DRIVE, SAINT JOHN

<b>Size</b>	2.3 acres	<b>Details</b>	Prime land for development close to McAllister Mall & Forrest Hills.
<b>Price</b>	\$112,500	<b>Agent(s)</b>	Mike Watkins



## 1271 BAYSIDE DRIVE, SAINT JOHN

<b>Size</b>	+/- 9 acres	<b>Details</b>	Vendor is very motivated. Close to the McAllister Industrial Park entrance.
<b>Price</b>	\$85,000/acre (Contact)	<b>Agent(s)</b>	Mike Watkins

# Sold & Leased

A list of properties sold & leased by our  
brokerage team in the last 30 days.



# Sold & Leased Properties

Click on a property photo to obtain more information online



<b>UNDER AGREEMENT, 549 ROUTE 785, UTOPIA</b>			
<b>Size</b>	1,800 sf	<b>Details</b>	Great opportunity to build some “sweat equity” with this 4 unit property.
<b>Price</b>	\$9,900	<b>Agent(s)</b>	Mike Watkins



<b>SOLD, 110 ASHBURN LAKE ROAD, SAINT JOHN</b>			
<b>Size</b>	32,000 sf	<b>Details</b>	3 buildings on 14 acres of land. Excellent location, great highway access.
<b>Price</b>	\$2,950,000	<b>Agent(s)</b>	Mike Watkins



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