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Cushman & Wakefield Atlantic  
Monthly Listings Report  
Saint John & Fredericton,  
New Brunswick Market

DECEMBER 2011





# Office Space for Lease

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## 730 Dever Road, SAINT JOHN



Sorry, Photo & Link Not Available	Size: 2,150 sq. ft.	Details: Fantastic West Side location!
	Price: \$12.00 Gross	Listing Agent: Mike Watkins

## 125 Prince William Street, SAINT JOHN



Size: (1PW) 4,500, (3PW) 1,955 sf	Details: Uptown. 1PW is ground floor office space. 3PW is a third floor walk-up office space.
Price: (1PW) \$18.00 (3PW) \$8.50	Listing Agent: Stephanie Turner

## 587 Rothesay Avenue, SAINT JOHN



Size: 3,488 sq. ft.	Details: Brand new office / commercial space.
Price: \$12.75	Listing Agent: Mike Watkins

## 400 Main Street, SAINT JOHN



Size: Various sizes	Details: Professional office space. Onsite security, day care. Up to 18,000 sq. ft. contiguous.
Price: \$14.00 Net	Listing Agent: Stephanie Turner

## 298 Main Street, SAINT JOHN



Size: 1,600 sq. ft.	Details: 2 <sup>nd</sup> floor office space.
Price: 412.00 + utilities	Listing Agent: Stephanie Turner

## 87 Canterbury Street, SAINT JOHN



Size: Up to 4,000 sq. ft.	Details: Renovated heritage building. Uptown. Office space.
Price: \$14.50 sq. ft.	Listing Agent: Stephanie Turner



# Office Space for Lease

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## 1652 Rothesay Avenue, SAINT JOHN



<b>Size:</b> 1,500 sq. ft.	<b>Details:</b> Open concept office space. Exceptional drive by exposure. Ample on-site paved parking.
<b>Price:</b> \$1,950 / Mth	<b>Listing Agent:</b> Mike Watkins

## 167 Prince William Street, SAINT JOHN



<b>Size:</b> Up to 7,500 sq. ft.	<b>Details:</b> Three suites available. Highly sought after location. Utilities included in rent.
<b>Price:</b> \$10.00 - \$20.00 Gross + HST	<b>Listing Agent:</b> Stephanie Turner

## 98 Main Street, SAINT JOHN



<b>Size:</b> 1,000 sq. ft.	<b>Details:</b> Second floor space. Heat is included in rent. MLS ® #: SJ114663
<b>Price:</b> \$1,200 / month + HST & lights	<b>Listing Agent:</b> Stephanie Turner



# Industrial Space for Lease

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## 120 Ashburn Lake Road, SAINT JOHN



Size:	10,000 sq. ft.	Details:	16' – 2-' ceiling height. Ample parking
Price:	\$8.50 Net	Listing Agent:	Mike Watkins

## 1450 Manawagonish Road, SAINT JOHN



Size:	18,000 sq. ft.	Details:	Warehouse. West Saint John.
Price:	\$7.50 Net	Listing Agent:	Stephanie Turner

## 31 Whitebone Way, SAINT JOHN



Size:	62,322 sq. ft.	Details:	Located in McAllister Industrial Park.
Price:	\$6.50	Listing Agent:	Mike Watkins

## 559 Wilsey Road, FREDERICTON



Size:	15,000 sq. ft.	Details:	Phase II now leasing up to 15,000 sq. ft. build to suit. Available 2012. 18' ceilings.
Price:	\$8.00 net	Listing Agent:	Mike Watkins

## 910 Fairville Boulevard, SAINT JOHN



Size:	8,000 sq. ft.	Details:	Flex space in retail area. Grade loading
Price:	\$9.00 psf Net	Listing Agent:	Stephanie Turner



# Commercial / Retail Space for Lease

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## NEW – 640 Prospect Street, FREDERICTON



<b>Size:</b> Up to 8,000 sq. ft.	<b>Details:</b> New 2 storey retail & office building, anchored by Pharmasave. Ample onsite parking.
<b>Price:</b> \$15.00 - \$18.00 psf Net	<b>Listing Agent:</b> Ian Franklin   Sean Power   Rob Ambrose

## 178 Thorne Avenue, SAINT JOHN



<b>Size:</b> 4,000 sq. ft.	<b>Details:</b> High traffic location in the heart of Saint John. Motivated landlord willing to assist with TI.
<b>Price:</b> \$14.00 Net psf	<b>Listing Agent:</b> Mike Watkins

## 28 Adelaide Street, SAINT JOHN



<b>Size:</b> 800 sq. ft.	<b>Details:</b> Ground floor space available. MLS ® #: SJ114664.
<b>Price:</b> \$800 / month + utilities	<b>Listing Agent:</b> Stephanie Turner

## 245 Union Street, SAINT JOHN



<b>Size:</b> 4,000 sq. ft.	<b>Details:</b> Previously home to the Academy of Learning. High corner visibility. Office or retail.
<b>Price:</b> \$3,500 / month	<b>Listing Agent:</b> Stephanie Turner

## 105 Princess Street, SAINT JOHN



<b>Size:</b> 600 sq. ft.	<b>Details:</b> Ground floor space available
<b>Price:</b> \$850 / month Gross	<b>Listing Agent:</b> Mike Watkins

## 469 Rothesay Avenue, SAINT JOHN



<b>Size:</b> 4,000 sq. ft.	<b>Details:</b> Commercial building available. Lots of paved parking. High traffic corner location.
<b>Price:</b> \$13.50	<b>Listing Agent:</b> Mike Watkins



# Commercial / Retail Space for Lease

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## 94 Rothesay Avenue, SAINT JOHN



Size:	7,200 sq. ft.	Details:	Commercial retail building
Price:	\$12.00 psf Net	Listing Agent:	Mike Watkins

## 660 Rothesay Avenue, SAINT JOHN



Size:	2,000 sq. ft.	Details:	Ground floor retail / office space.
Price:	\$18.00 Semi-Gross	Listing Agent:	Mike Watkins

## 595 Rothesay Avenue, SAINT JOHN



Size:	900 sq. ft.	Details:	Stand alone commercial building.
Price:	\$2,000 / mth	Listing Agent:	Mike Watkins

## 910 Fairville Boulevard, SAINT JOHN



Size:	8,000 sq. ft.	Details:	Flex space in retail area. Grade loading
Price:	\$9.00 psf Net	Listing Agent:	Stephanie Turner

## 781 Prospect Street, FREDERICTON



Size:	6,000 sq. ft.	Details:	Ideal retail or office space. High profile area, good parking, loading door located at back.
Price:	\$14.00 Net	Listing Agent:	Ian Franklin

## 2171 Ocean West Way, SAINT JOHN



Size:	2,200 sq. ft.	Details:	Turnkey business / restaurant
Price:	\$3,000 / month	Listing Agent:	Stephanie Turner





# Commercial / Retail Space for Lease

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## 1450 Manawagonish Road, SAINT JOHN



Size:	2,000 sq. ft.	Details:	Retail storefronts.
Price:	\$13.00 Net	Listing Agent:	Stephanie Turner



# Industrial Space for Sale

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## 600 Grandview Avenue SAINT JOHN



<b>Size:</b> 7,900 sq. ft.	<b>Details:</b> 24' ceiling height. Natural gas, radiant heat. PID: 00348805. For Sale OR Lease
<b>Price:</b> \$695,000 or \$6.50 psf Net	<b>Listing Agent:</b> Mike Watkins

## 31 Whitebone Way, SAINT JOHN



<b>Size:</b> 62,322 sq. ft.	<b>Details:</b> Located in McAllister Industrial Park.
<b>Price:</b> \$1,900,000	<b>Listing Agent:</b> Mike Watkins





# Commercial / Retail Space for Sale

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## 752 Rue Principale, BERESFORD



<b>Size:</b> Up to 6,240 sq. ft. & 1.8 acres	<b>Details:</b> Main building with office & showroom space, attached garage & detached warehouse.
<b>Price:</b> \$549,000	<b>Listing Agent:</b> Rick Moore

## 469 Rothesay Avenue, SAINT JOHN



<b>Size:</b> 4,000 sq. ft.	<b>Details:</b> Commercial building available. Lots of paved parking. High traffic corner location.
<b>Price:</b> \$515,000	<b>Listing Agent:</b> Mike Watkins

## 94 Rothesay Avenue, SAINT JOHN



<b>Size:</b> 7,200 sq. ft.	<b>Details:</b> Commercial retail building
<b>Price:</b> \$495,000	<b>Listing Agent:</b> Mike Watkins

## 63 Cogle Road, SUSSEX CORNER



<b>Size:</b> 3,094 sq. ft. / 0.6 acres	<b>Details:</b> Successful business, 3 bedroom home and land for sale.
<b>Price:</b> \$299,000	<b>Listing Agent:</b> Stephanie Turner

## 140 Milltown Boulevard, ST. STEPHEN



<b>Size:</b> 950 sq. ft.	<b>Details:</b> Price office / retail building at the U.S.A / Canada border.
<b>Price:</b> \$89,900	<b>Listing Agent:</b> Mike Watkins

## 516 Beaverbrook Court, FREDERICTON



<b>Size:</b> 17,559 sq. ft.	<b>Details:</b> High profile building with strong retail tenants in place with long term leases.
<b>Price:</b> \$2,100,000	<b>Listing Agent:</b> Rob Ambrose



# Investment Opportunities

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## Fredericton Apartment Portfolio, FREDERICTON



Size:	63 Units	Details:	Privately owned apartment portfolio all located within 5 minutes of downtown Fredericton.
Price:	\$8,022,000	Listing Agent:	Rob Ambrose   Tom Gerard

## 32 Mawhinney Cove Road, CHANCE HARBOUR



Size:	5.5 acres	Details:	Multi-unit commercial building.
Price:	\$549,000	Listing Agent:	Mike Watkins

## 100 Inverness Place, SAINT JOHN



Size:	12 Unit	Details:	2.5 storey multi-unit building. Many recent renovations.
Price:	\$659,000	Listing Agent:	Mike Watkins



# Land for Sale

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## Union Street, FREDERICTON



<b>Size:</b> 1.5 acres	<b>Details:</b> Great views of the Saint John River and Downtown. Construction financing available.
<b>Price:</b> \$740,000	<b>Listing Agent:</b> Rick Moore

## Drury Cove & Ashburn Lake Road, SAINT JOHN



<b>Size:</b> Up to 2.8 acres	<b>Details:</b> Commercial development land. Zoned light industrial.
<b>Price:</b> \$275,000	<b>Listing Agent:</b> Stephanie Turner

## Doak Road, FREDERICTON



<b>Size:</b> 60 acres	<b>Details:</b> Industrial area off Allison Boulevard.
<b>Price:</b> \$750,000	<b>Listing Agent:</b> Stephanie Turner

## Forbes Drive, MILLIDGEVILLE



<b>Size:</b> 2.1 acres	<b>Details:</b> Multi unit development land.
<b>Price:</b> \$235,000	<b>Listing Agent:</b> Mike Watkins

## Kilmarnock Head, ST. ANDREWS



<b>Size:</b> 118 acres	<b>Details:</b> Residential development, 57 lots (13 SOLD)
<b>Price:</b> \$1,900,000	<b>Listing Agent:</b> Stephanie Turner



# Land for Sale

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## McAllister Drive, SAINT JOHN



Size:	14 acres	Details:	Prime development land.
Price:	\$3,430,000	Listing Agent:	Mike Watkins

## Highmeadow Park, SAINT JOHN



Size:	-	Details:	Prime residential development land.
Price:	\$126,500	Listing Agent:	Mike Watkins

## Drury Cove Business Park, SAINT JOHN



Size:	Up to 3.5 acres	Details:	Commercial development land
Price:	\$225,000 per acre	Listing Agent:	Stephanie Turner

## 421 Woodward Avenue, SAINT JOHN



Size:	4 acres	Details:	Vacant land in Millidgeville.
Price:	\$229,000	Listing Agent:	Mike Watkins



# Contact Us 12

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