

FOR SALE

321 Main Street & 15 Vestiaire Street

Shediac, New Brunswick

INVESTMENT PROPERTY



6,000 sf Multi-Tenant Commercial Building

Sale price: \$799,000

Property Highlights

- Four unit multi-tenant retail strip on +/- 31,000 sf of land
- Existing tenants include Vogue Optical, Jack's Pizza and Tomavo
- Ideal for retail with ample on-site parking (front and back) and multiple entry points for ease of access
- Conveniently located in Shediac, East on the corner of Main Street and Vestiaire Street. The property is well situated for high traffic and excellent visibility
- Zoning: Central Commercial (CC)

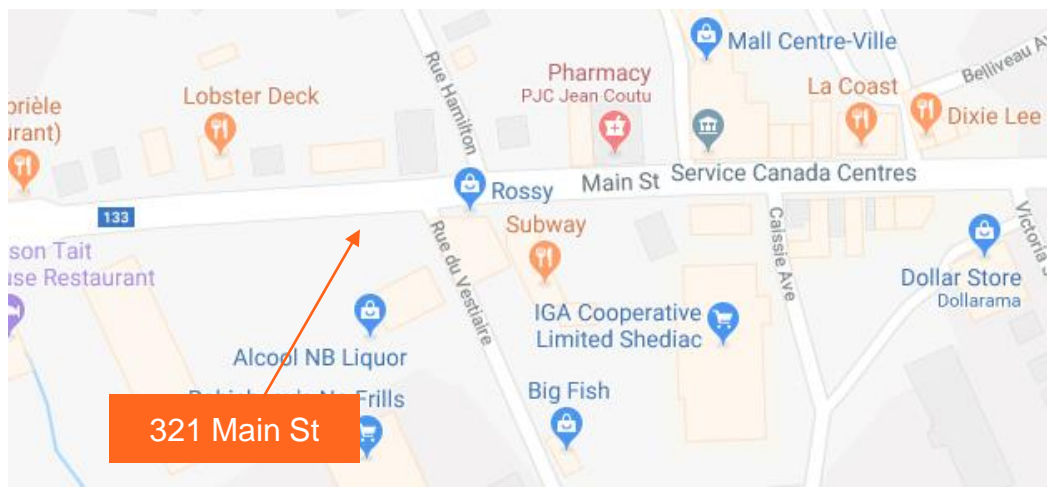
Evaluation Process

- The property expenses and projected rent roll can be provided to interested parties who have executed and delivered to the Advisor a Confidentiality Agreement in the form required. The rent roll may not be distributed, produced or used without the express written consent of the vendor or for any purpose other than evaluation of this property.
- Please contact your C&WA representative for further details.

For more information, please contact:

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Property Details	
Vendor	614592 NB INC & 635332 NB LTD.
Parking	On-Site (43 Site)
Gross leasable are (GLA)	5,925 sf 6,000 sf (Actual Building Size)
Property Tax Assessment	\$744,100.00
Current Property Taxes	\$34,622.98
Zoning	Central Commercial (CC)
Lot Size	+/- 0.71 Acres
Tenants	Vogue Optical, Jack's Pizza, Tomavo

Building Details	
Year Built	2005
Foundation	Poured concrete perimeter walls extending below the frost line
Structure	Single storey wood framed building
Roof	Pre-engineered wood trust ; asphalt shingled covered roof
Electrical/Plumbing	400 amp. 600 volt three phase entrance, Copper and PVC tubing ; modern fixtures
Exterior	Siding is cement board, pvc trim, steel frame doors with metal frame windows



Location Overview

- Located in the heart of downtown Shediac in the centre of a busy retail and commercial district. Shediac is known as the “Lobster Capital of the World” and hosts an annual festival every July which promotes its ties to lobster fishing. It is also home to famous Parlee Beach Provincial Park and numerous tourist attractions. The area brings consumers with an influx of tourism and cottage dwellers in the summer months.
- In close proximity to NB Liquor, Rossy, Coop IGA, NoFrills, restaurants and nearby residential neighbourhoods, hotel, campgrounds, motels, café's, ice cream shops, pharmacies and more

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Vogue Optical

- Vogue Optical began with one store in Charlottetown, Prince Edward Island in 1979.
- Originally called Gray's Optical, their initial vision was to offer a unique combination of quality eyewear, professional service and unbeatable value. From that modest beginning, Vogue Optical, with their unbeatable Second Pair Free Policy, has expanded to more than 60 locations across Canada.
- They attribute their success to an excellent staff, loyal customers and great product and prices. After more than 30 years in the business, they continue to provide customers with terrific value and service.



Jack's Pizza

- With a 4 out of 5 star rating on Google, Jack's Pizza is one of the most popular pizza restaurants in the town of Shediac.
- Jack's offers a variety of pizza, donairs and subs. They are known for the "Home of the Big Slice" with their bigger than normal slices of pizza.
- Open from Monday to Friday (10 AM to 9 PM) and open Saturdays and Sundays (10 AM to 10 PM) to service the town of Shediac and nearby areas with excellent food and service.



Tomavo

- Tomavo is widely hailed as one of the best fresh produce markets in the region. It was founded to serve the community by providing fresh fruit and vegetables every day.
- Tomavo's motto is "Healthy & Affordable". They pride themselves on excellent service, reasonable prices, high quality products and great variety.
- When possible, Tomavo supports local farmers and Canadian producers to keep business close to home.
- Open from Monday to Saturday (9 AM to 8 PM) and Sundays (10 AM to 6 PM)