



6 Mount Carson Avenue

MOUNT PEARL, NL

Dorset Building

WORK, SHOP, LIVE

Property Highlights

- This well-maintained purpose-built office building offers a professional image with quality construction and air conditioning.
- The building is fully accessible and completely barrier free.
- Gross rentable area is 27,043 sf on a 1.7 acre lot.
- The building has a varied professional tenant mix.
- Modern finishes and recent upgrades made to the buildings common areas.
- Great signage opportunities and visibility.
- Ample Natural light and expansive views from windows covering building exterior.
- Ample on-site parking with a paved lot surrounding the building.
- Proximate to Donovan's Business Park/Beclin Business Park

Mount Pearl is a progressive and family friendly residential and commercial hub. While like a city within a park, it has become one of the most significant commercial nodes in Newfoundland and Labrador



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FLOORS

Floors range in size from
8,500 sf - 10,504 sf.

39%

OCCUPIED

Vacancies available across
all 3 floors.

27,043

SQUARE FEET

Gross rentable area across
3 floors.

\$4.9M

SALE PRICE

Multi-tenant office
investment opportunity.



Location Information

Located in a central area within the City of Mount Pearl offering easy access from anywhere in the metro area, the Dorset Building offers excellent visibility, a professional office setting and convenient location for your business.

Strategically situated between high traffic Kenmount Road and Topsail Road, and just minutes from the Outer Ring Road and Pitts Memorial Drive.

Mount Pearl is a community of 24,285 people with more commuting daily to its industrial parks and businesses within its boundaries.



Nature. Many parks nearby including Pearlview Woodland Park, Mount Pearl Y Park, St. David's Park, Francis Street Park and Pearl Gate Park.



Retail Access. Property is in proximity to shopping areas of Pitts Memorial Drive, Kenmount Road and Avalon Mall Regional Shopping Centre.



Promixity. This property offers quick access to Pitts Memorial Drive, Trans-Canada Highway, Team Gushue Highway and Kenmount Road. The area is well serviced by public transit.



Amenities. Building tenants enjoy and appreciate the convenience of working close to everything they need and want.

Property Location





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