

**CUSHMAN &
WAKEFIELD**
Atlantic



+/- 7,230 SF FOR SALE

633 READY STREET

SAINT JOHN, NEW BRUNSWICK

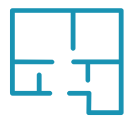
COMMERCIAL PROPERTY

633 Ready Street is a versatile property with various options for potential buyers. If you are a business owner with a vision and looking to carve out a new commercial space, capitalize on the advantages this property can offer with a combination of potential tenant revenue and self serve car wash income. Seasoned investors... seize the income potential of this multi-tenant opportunity. It offers a spacious 7,230 square foot commercial building on a large 22,078 square foot lot, making it an ideal foundation for start-up businesses and room for expansion.

The property features functional elements like 16' ceilings, a sturdy asphalt roof, open concept areas, and a strategic location near Uptown Saint John and Highway 1 making this property ideal for many uses.

PROPERTY FEATURES

Building Size:	+/- 7,230 + Mezzanine Area	Property Use:	Commercial / Light Industrial
Offering Price	\$610,000	Bay Doors:	4
Zoning	General Commercial (CG)	Year Built:	1996
Lot Size:	+/- 22,078	Framing	ICF poured concrete and wood frame construction
Assesment: (2023)	\$397,300	Ceiling Height:	16 feet
Taxes: (2023)	\$18,393	PAN:	4734326
Parking:	Paved Parking Lot	PID:	55112742



+/-7,230
SF



INCOME
POTENTIAL



CENTRAL
LOCATION



633 READY STREET

This flexible, multi-tenant building currently houses 4 businesses and offers potential buyers customized options. The structure features 16' ceilings, a mezzanine level, 4 grade doors, and a well-maintained, paved parking lot. Interior finishes include drywall, wood boards and concrete block finish, cushion and concrete slab floors and vinyl siding on walls and ceilings in the self-serve car wash bays. Exterior is finished with stucco, vinyl casement windows, aluminum framed and insulated metal exterior doors.



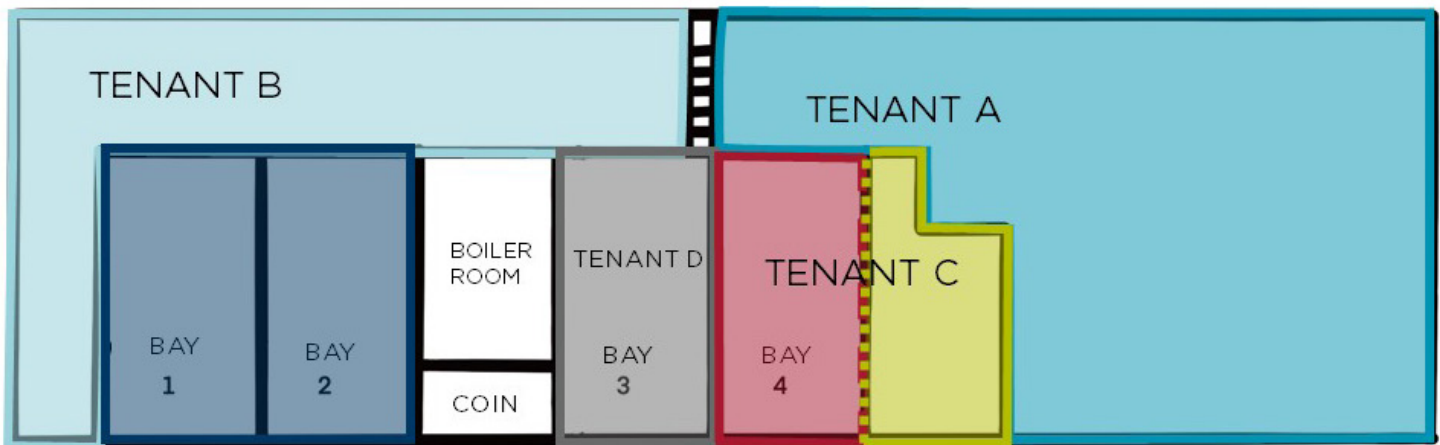
HIGHLIGHTS







- Video surveillance
- In floor hot water heat with an oil boiler and some electric baseboards
- Constructed in 1996
- 16' ceiling height
- Pitched asphalt roof shingles
- Copper / PVC & Plastic tubing
- Three - 2-piece washrooms
- Poured concrete frost wall along with a poured concrete slab
- Three phase 400-amp breaker service entrance



FLOOR PLAN

Well-maintained multi-tenant commercial property located in Saint John West. Four occupied units, income generating wash bays plus bonus mezzanine space. Design allows for a multitude of flexible space uses.



	TENANT A
	TENANT B
	OPERATED BY BUILDING OWNER
	BAY 3: TENANT D
	BAY 4: TENANT C
	MEZZANINE/STORAGE

- Large paved parking area
- Windows offering natural light throughout each demised unit
- Grade level doors
- Ample signage opportunities facing the main road offering increased visibility

SAINT JOHN WEST

Saint John West presents an excellent opportunity for those looking to invest in commercial property. Its strategic location, with proximity to the Uptown Saint John area and easy access to Highway 1, provides excellent visibility and accessibility. Being located just a short distance from Uptown Saint John, the heart of the city, means businesses in Saint John West can tap into the vibrant activity and foot traffic of the urban core. The area is a well-established community with a growing population. Additionally, Saint John West's affordability, compared to larger urban centers, makes it an enticing choice for investment. The diverse economic landscape and thriving local businesses create a dynamic and supportive environment for entrepreneurs and investors. These location benefits, combined with the economic potential of Saint John West, make it an attractive destination for investment, catering to a wide range of businesses and industries.

- Located in a well-developed area, close to numerous local and commercial amenities
- Easy access to retail shopping nodes, the Port of Saint John and the urban centre of Uptown Saint John
- General Commercial (CG) Zoning, permitting an array of uses, including contractor service, service and repair, vehicle repair and sales, and more



126,202
POPULATION



\$33,488
MEDIAN INCOME



43.8
MEDIAN AGE





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