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# 325 LANCASTER AVENUE

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*HISTORICALLY SIGNIFICANT  
INVESTMENT PROPERTY*



**EYE-CATCHING**

*Original features*



**UNLIMITED**

*Potential in this historic property*

**7,600 SF**

# Property Highlights

This unique and historically significant property offers a rare opportunity, situated high above the Saint John River, it boasts breathtaking panoramic views of the city, the Harbour Bridge, and Reversing Falls, making it a truly remarkable sight. The main floor showcases three dining rooms that can be left open or separated by elegant sliding doors. Additionally, there is a charming lounge and bar area with original cabinetry. The main floor also includes a spacious commercial kitchen, two washrooms, an office, and a server's station. The property features a total of six self-contained suites on the second and third floors, along with three large rooms suitable for redevelopment or immediate use. The lower level houses laundry facilities, two washrooms, an electrical room, and ample storage space. Outside, there is a patio area, generous parking with drive-through capability, and a garage for additional storage. This property offers the potential for conversion back to an inn or utilization as an Airbnb.



# Highlights

- Ample parking with a drive through capability
- Storage garage on site
- Possibility to purchase additional equipment
- Signage pillar located on property



**COMMERCIAL  
KITCHEN**



**6 SELF  
CONTAINED  
SUITES**



**WATER VIEW  
PROPERTY**



## *PROPERTY DETAILS*

- List price: \$469,000
- Assessment: \$432,900
- Levy: \$9,565.79
- Tax year: 2024
- PAN: 01700035
- PID: 55174734
- Lot size: 1 Acre
- Year built: 1854
- Zoning: General Commercial (CG) Zone





*AREA*  
Demographics

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**19,470**

*TOTAL  
POPULATION*

3 km radius

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**12%**

*BACHELOR'S  
DEGREE*

3 km radius

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**\$71,038**

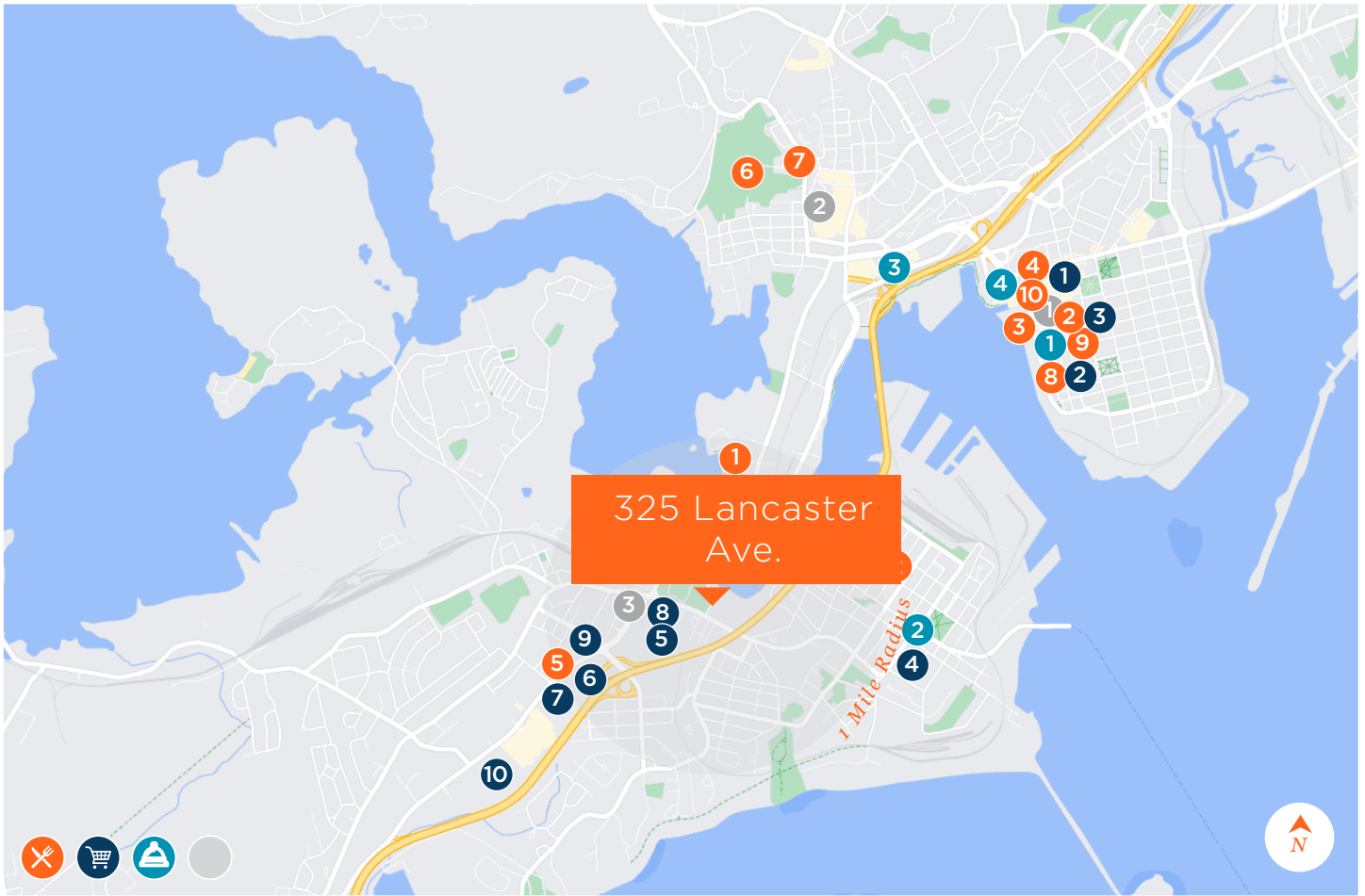
*AVG. HOUSEHOLD  
INCOME*

3 km radius

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***SUBURBAN***  
*Residential Area*

325 LANCASTER AVENUE



# Area Amenities

## RESTAURANTS

1. Reversing Falls Restaurant
2. Thandi
3. Gahan House Port City
4. Beer Bread
5. Island Girls Diner
6. WOK IN Asian Cuisine
7. Romano's
8. Cask & Kettle Irish Gastropub
9. Italian by Night
10. Saint John Ale House

## RETAIL OPTIONS

1. LORDON Clothing Boutique
2. Samuel & Co.
3. Juniper
4. Cedar Rose Beauty
5. Lancaster Mall
6. Canadian Tire
7. Furniture Warehouse
8. Lawtons
9. Kent Building Supplies
10. Mark's

## HOTELS

1. Travelodge Suites by Wyndham
2. Cosy Cottage Inn
3. Crowne Plaza
4. Hotel Name

## PUBS

1. Britt's Pub and Eatery Uptown
2. Lock Stock and Barrels
3. Moosehead Taproom

**12+**  
RESTAURANTS  
within 1 km

**9+**  
RETAIL OPTIONS  
within 1 km

**15+**  
HOTELS  
within 5 km

**2+**  
PUBS  
within 1 km

**PANORAMIC**  
Views of Saint John



**CONTACT INFORMATION**

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