



**RETAIL/WAREHOUSE SPACE FOR LEASE**

**+/- 7,100SF AVAILABLE**

**94 ROTHESAY AVE**

**SAINT JOHN, NB**

# PROPERTY OVERVIEW



Located at the strategic intersection of Rothesay Avenue and Thorne Avenue, this highly visible location offers up to +/- 7,100 square feet of warehouse/retail space. This property includes two offices, an open and inviting retail space, a bathroom, and warehouse space for additional storage.

The property is conveniently situated only 6 minutes from the Uptown Saint John, on two major arteries leading to the city. With its location on both Rothesay Avenue and Thorne Avenue, the property provides easy access to major transportation routes, enhancing logistical efficiency for your operations.



**LEASE RATE:** \$14.00 psf Net  
**ESTIMATED ADDITIONAL RENT:**

+/- \$5.00 psf to be confirmed



**AVAILABLE SPACE:** +/- 7,100 sf

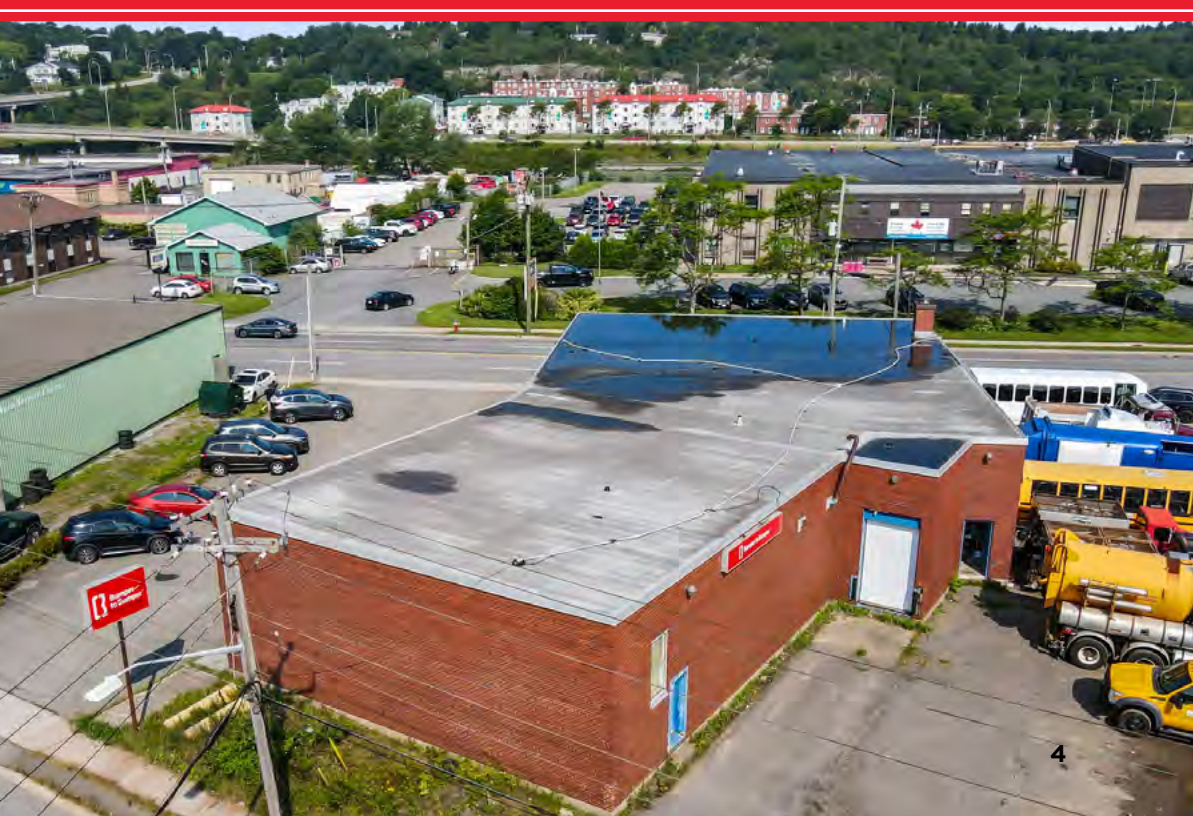
## OPPORTUNITY HIGHLIGHTS

- **Total Space:** Offering +/- 7,100 square feet of flex space, this property provides generous room for both storage and operational needs.
- **Strategic Accessibility:** Positioned between Thorne Avenue and Rothesay Avenue, the property enjoys high visibility and easy access from two major thoroughfares, ensuring maximum exposure and convenience.
- **Ample Parking:** Accommodating both staff and visitors, the property boasts sufficient parking facilities. This ensures convenience and accessibility, mitigating any potential challenges related to parking availability for employees and clients alike.
- **Storage Solutions:** This location provides abundant warehouse space, offering versatile storage options and the potential for an integrated retail facility.
- **Loading Options:** Equipped with dock loading facilities, the property streamlines logistical operations by ensuring convenient access for loading and unloading, thereby boosting efficiency throughout your supply chain.



**DRONE VIDEO**



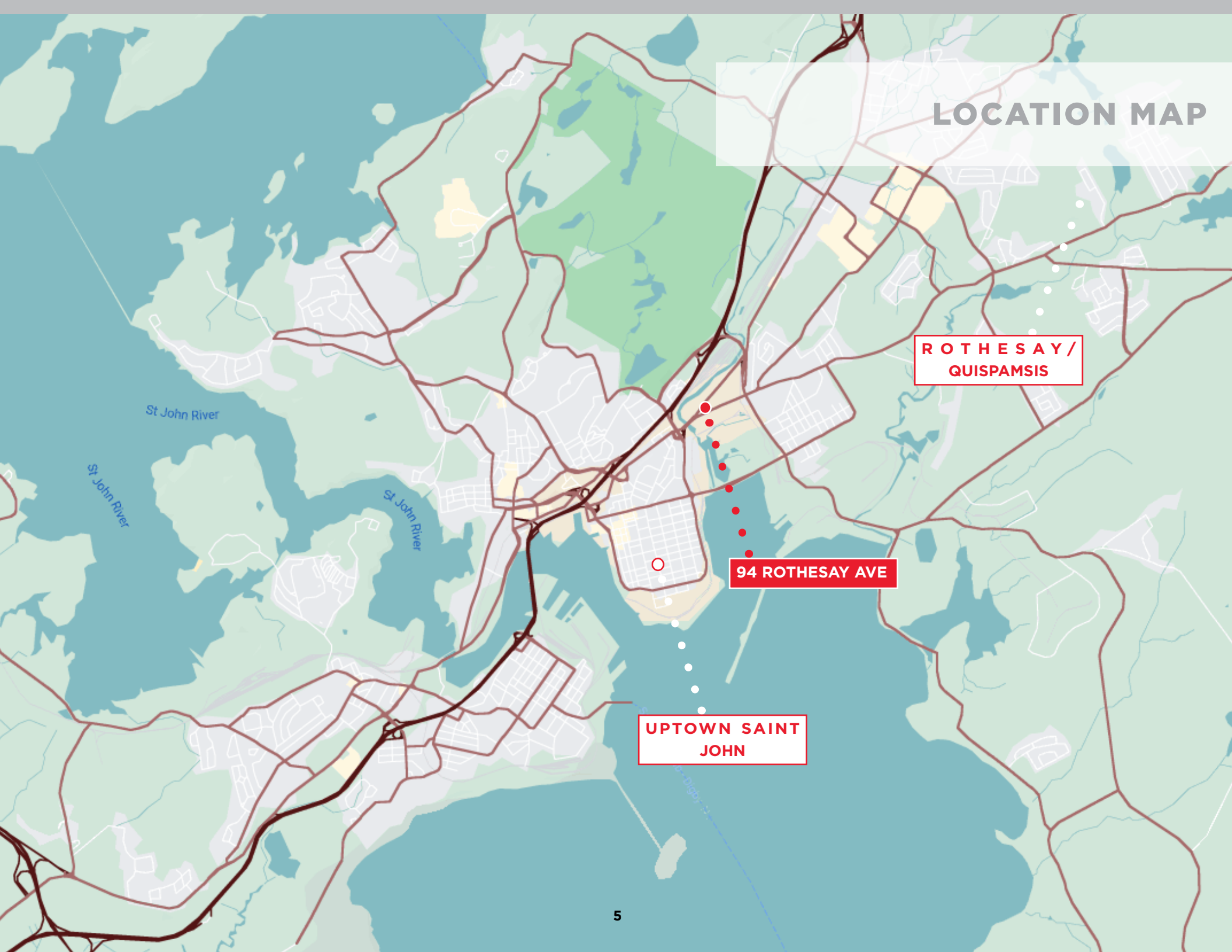


# LOCATION MAP

**ROTHESAY /  
QUISPAMIS**

**94 ROTHESAY AVE**

**UPTOWN SAINT  
JOHN**





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