

10 SYDNEY STREET

SAINT JOHN, NEW BRUNSWICK



**CUSHMAN &
WAKEFIELD**
Atlantic

// PROPERTY HIGHLIGHTS



STRATEGIC INVESTMENT

Sale includes two PIDs encompassing building footprint and small parking lot.



ICONIC LOCATION

Corner of Sydney and Union streets next to the famous Loyalist Burial Ground and just steps from King's Square.



URBAN APPEAL

Surrounded by historic architecture and benefitting from recent urban revitalization. This property has huge potential for revitalization or redevelopment.



UNMATCHED AMENITY ACCESS

Minutes from the Saint John City Market, Imperial Theatre, King's Square, and a myriad of shops, restaurants, and cultural landmarks, offering a business environment.



FUTURE-ORIENTED MARKET

With new development at the top of King Street and at the Fundy Quay, Saint John's real estate market is seeing continued interest and rising demand for both residential and commercial spaces.



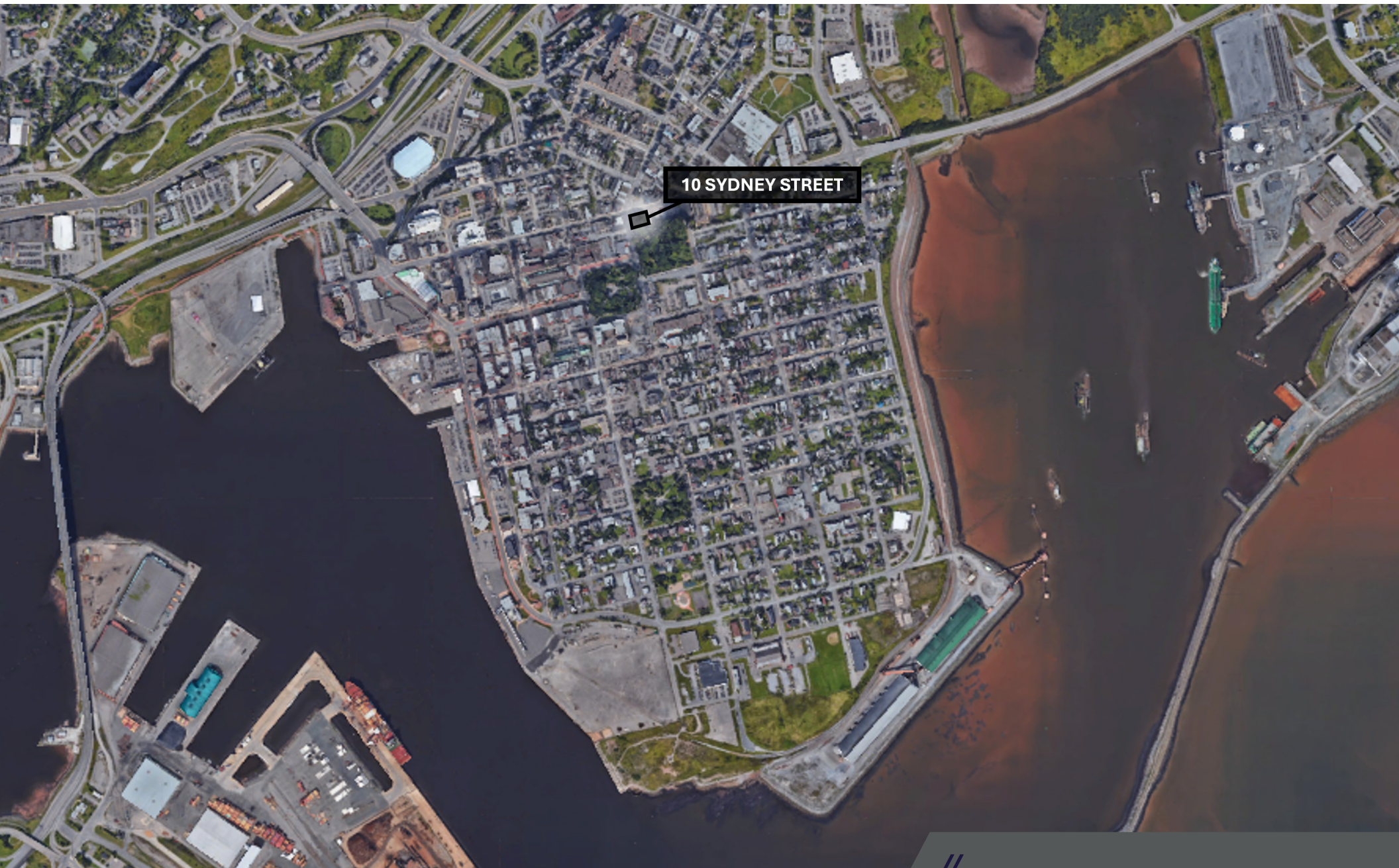
INVESTMENT STRATEGIES

Former office building ideal for owner occupier, multi-tenant commercial building or raze and rebuild subject to zoning.



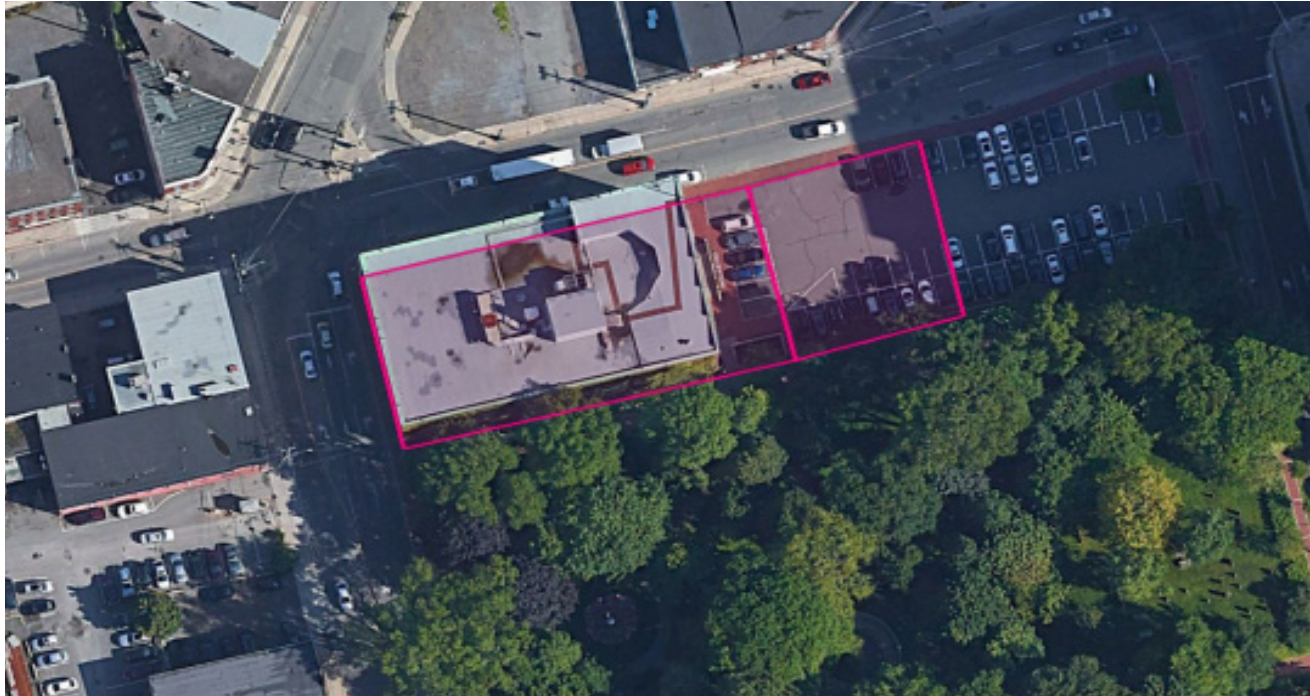
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// PROPERTY LOCATION



// PROPERTY OVERVIEW

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PIDs:	#17533 & #17541
Land Area:	+/-0.53 Acres (1,431 square metres + parking lot 713 square metres = 2,144 square metres)
Total Square Feet	68,957 sf
Zoning:	Uptown Commercial

PROPERTY DESCRIPTION:

5-storey commercial building with a total 68,957 square feet on +/-0.53 acres of land including building footprint with additional small parking lot. Previously used as office building. Currently 100% vacant

PRICE: Contact Advisor

// **PROPERTY PHOTOS**

10 SYDNEY STREET





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