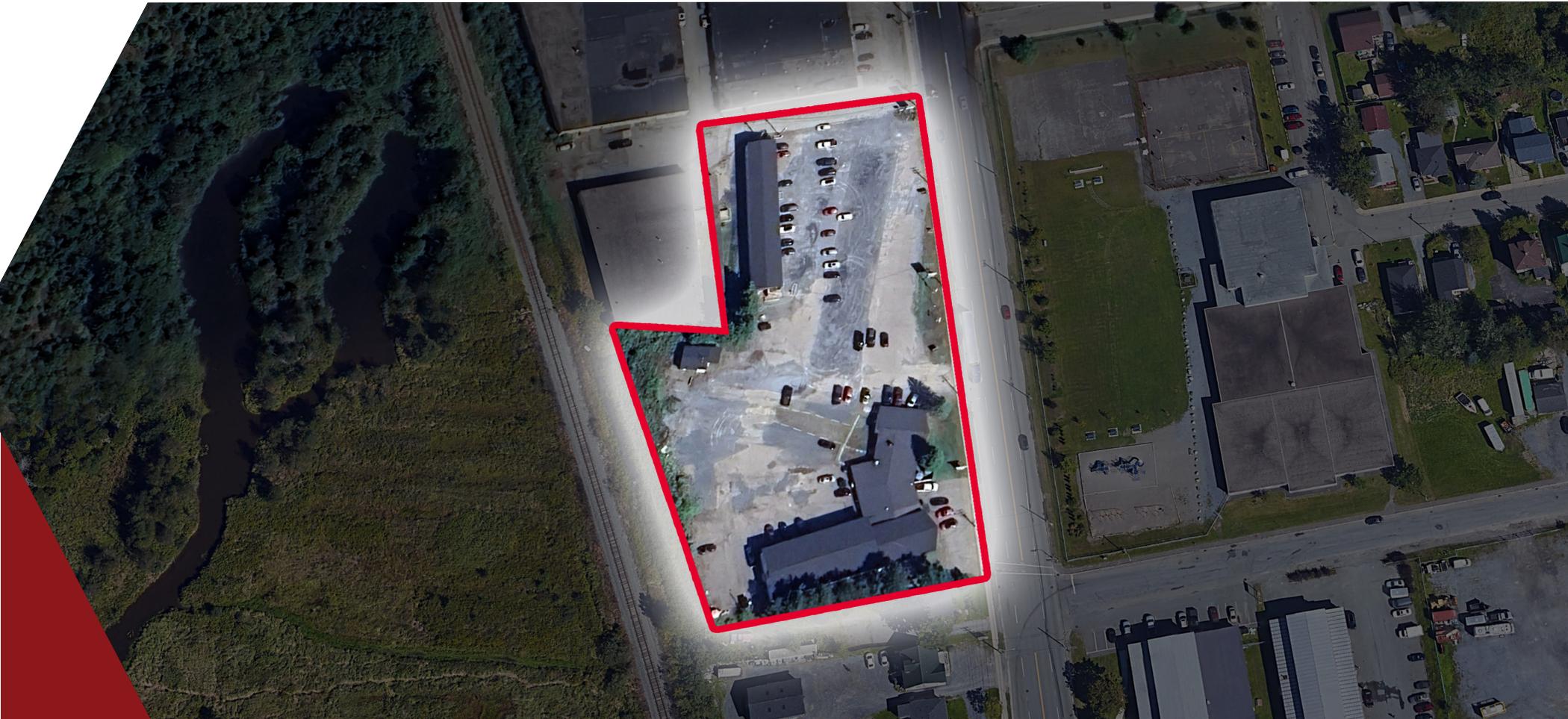


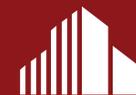
# 607 ROTHESAY

SAINT JOHN, NB | 2.64 ACRES AVAILIABLE



FOR SALE

**\$4,250,000**



**CUSHMAN &  
WAKEFIELD**  
Atlantic

# PROPERTY HIGHLIGHTS

Cushman & Wakefield Atlantic presents a premier mixed-use investment opportunity, ideally located on Rothesay Avenue in Saint John, New Brunswick. This avenue is a vital commercial artery, linking the historic Uptown core with the bustling East Side shopping district and drawing consistently high daily traffic. Set on approximately 2.63 acres, this property provides varied income sources and exceptional long-term potential within one of Saint John's most desirable commercial districts.

The property features apartments, a restaurant, a pub, retail space, and a two-storey commercial building, generating diverse income streams. With 290 feet of prime frontage on Rothesay Avenue, the site offers outstanding visibility and attractive development potential. Surplus land designated for future growth enables the possible expansion of Building C and the construction of a new 10,000 sf, two-storey Building B.

Experience the best of Atlantic Canada in a city where centuries-old heritage blends seamlessly with modern innovation. With a thriving commercial sector, 607 Rothesay Avenue stands out as a versatile investment, ideally situated to serve both residents and established businesses.

|       |             |
|-------|-------------|
| AREA  | 2.63 acres  |
| PRICE | \$4,250,000 |
| PID   | 55184931    |
| PAN   | 1517034     |

| BUILDING     | AREA             | TYPE        | OCCUPANCY   |
|--------------|------------------|-------------|-------------|
| A            | 11,000 sf        | Commercial  | 100%        |
| C            | 2,000 sf         | Restaurant  | 100%        |
| D            | 1,200 sf         | Bar         | 100%        |
| E            | 2,000 sf         | Commercial  | 100%        |
| F            | 8,200 sf         | Residential | 100%        |
| <b>Total</b> | <b>24,400 sf</b> |             | <b>100%</b> |



# PROPERTY HIGHLIGHTS

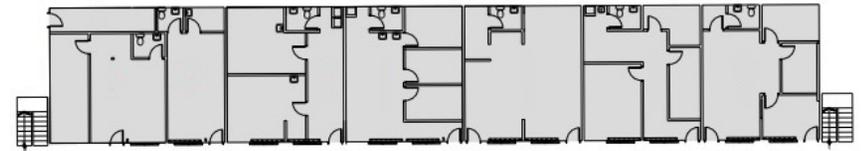
## BUILDING A

### RETAIL STRIP MALL

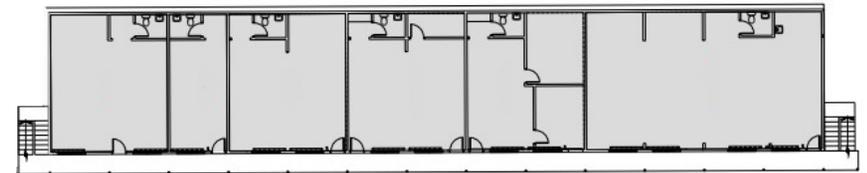
Retail strip mall with 13 units, a two-story former motel repurposed as a multi-tenant commercial property, fully occupied with a waiting list.

|          |   |
|----------|---|
| Area     | 11,000 sf (5,100 sf + 5,900 sf)   |
| Exterior | Siding Vinyl siding to front. Older siding to rear  |
| Roof     | Asphalt shingles on gable roof  |
| Windows  | Vinyl framed windows  |
| Doors    | Metal doors   |
| Heating  | Centralized natural gas heating plant with Hydronic Wall Heaters                          |
| Plumbing | Washrooms in each commercial unit (toilets/sinks).<br>Some units have additional plumbing |

GROUND FLOOR



SECOND FLOOR



# PROPERTY HIGHLIGHTS

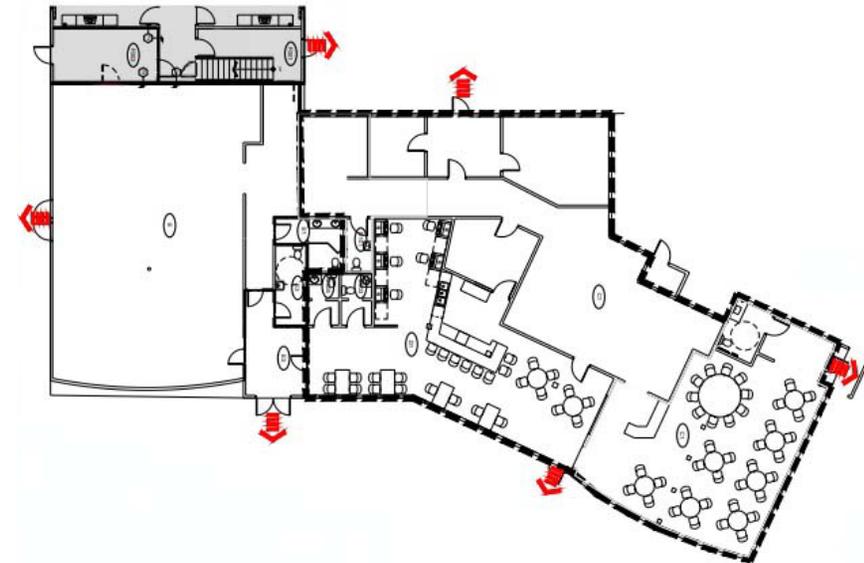
## BUILDING CDE

### PUB, RESTAURANT & RETAIL

A one-story multi-tenant commercial property that is fully occupied (100%).

|          |  |
|----------|--|
| Area     | 5,200 sf   |
| Exterior | Siding Vinyl siding and older siding                                       |
| Roof     | Asphalt shingles on gable roof   |
| Windows  | Metal and vinyl framed thermal windows                                     |
| Doors    | Metal doors  |
| Heating  | Centralized natural gas heating plant with Hydronic Wall Heaters           |
| Plumbing | Common area washrooms, kitchen and washroom plumbing to restaurant and pub |

BUILDING CD  
DINING & BAR



# PROPERTY HIGHLIGHTS

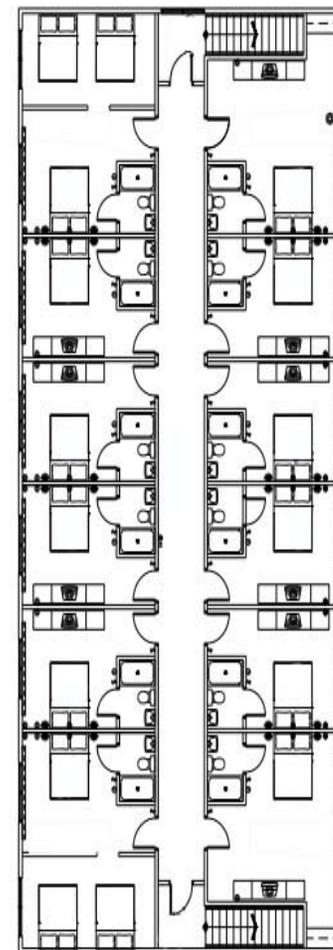
## BUILDING F

### HOUSING COMPLEX

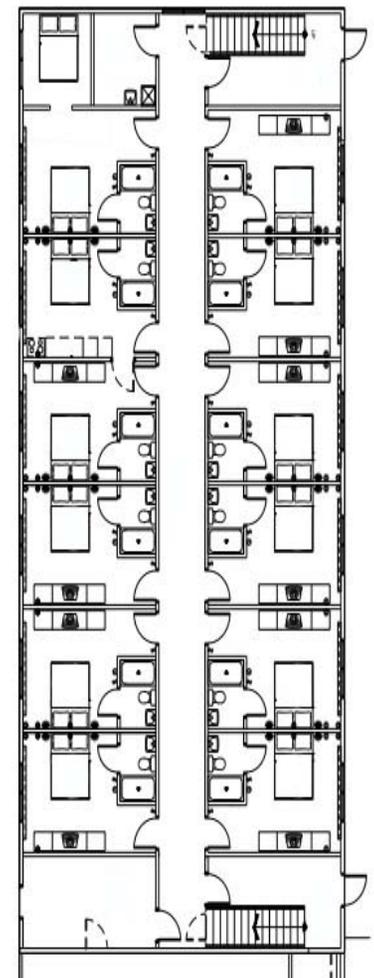
This is a two-storey residential building with 24 apartments, all of which are 100% occupied.

|          |  |
|----------|--|
| Area     | 8,200 sf   |
| Exterior | Siding Older siding  |
| Roof     | Asphalt shingles on gable roof                                   |
| Windows  | Mostly vinyl framed thermal windows                              |
| Doors    | Metal doors  |
| Heating  | Centralized natural gas heating plant with Hydronic Wall Heaters |
| Plumbing | Sink, shower, bathtub, and toilet to each apartment              |

GROUND FLOOR



SECOND FLOOR



# THE LOCATION



**10 min**  
TO SAINT JOHN

**11 min**  
TO UNB SAINT JOHN (UNBSJ)

**13 min**  
TO MCALLISTER INDUSTRIAL PARK

**15 min**  
TO PORT OF SAINT JOHN

**17 min**  
TO SPRUCE LAKE  
INDUSTRIAL PARK

The property is situated on Rothesay Avenue, a paved two-way public street with sidewalks. This location is in the main “highway commercial” district of Saint John, near the city’s primary “big box” retail area. The neighbourhood features a diverse mix of retail businesses, automotive properties such as car dealerships and repair shops, as well as other commercial and industrial establishments.

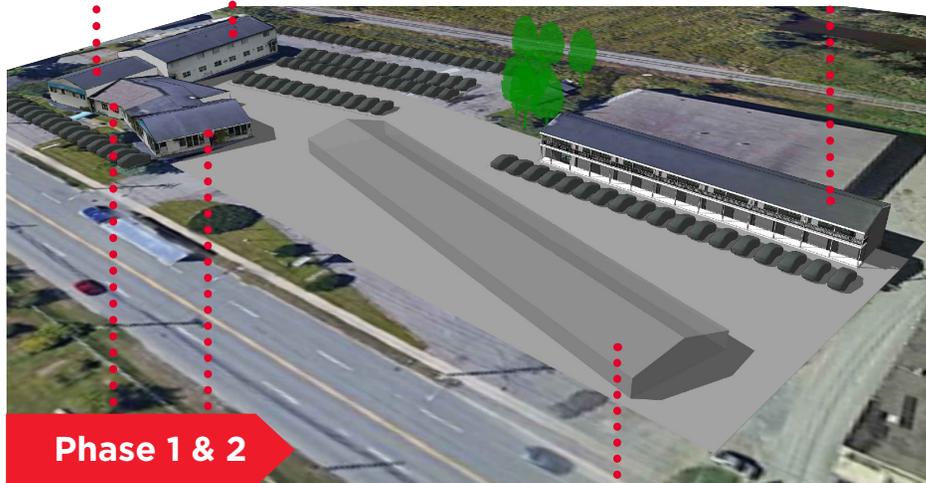
# DEVELOPMENT OPPORTUNITY

Phases 1 and 2 have been successfully completed, encompassing the repurposing of Buildings ACDE and the demolition of the original Building B.

Commercial  
Building E

Residential  
Building F

Commercial  
Building A

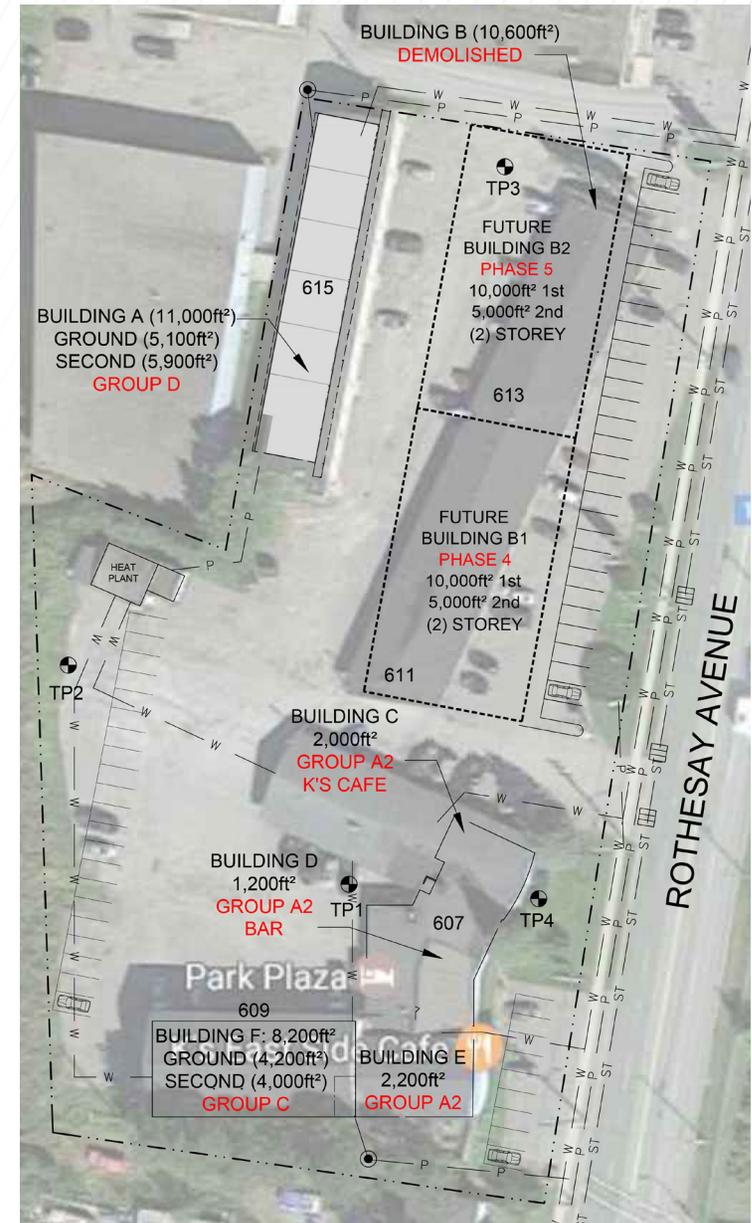


Phase 1 & 2

Restaurant  
Building C

Demolished  
Building B

Bar  
Building D



# DEVELOPMENT OPPORTUNITY

The property's surplus land has been earmarked for future expansion, offering flexibility for further development:

- Phase 3 allows for extending Building C, upgrading the site's paving and parking, and implementing modern exterior improvements to Buildings CDE to enhance both functionality and overall curb appeal.
- Phase 4 allows for constructing a new 10,000 sf, two-storey commercial Building B1 fronting Rothesay Avenue.
- Phase 5 contemplates the addition of a second 10,000 sf (B2), two-storey structure also fronting Rothesay Avenue, further maximizing the site's commercial potential.

Extending Building C

Yard paving & Parking Upgrades

Building CDE Exterior Updates



# DEVELOPMENT OPPORTUNITY

Phase 4



Future Building B1, 10,000 sf

Phase 5



Future Building B2, 10,000 sf

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