

**FOR SALE**  
**LIST PRICE \$580,000**



# 82 GERMAIN ST

CONDO 101, SAINT JOHN, NB | 4,884 SF



**CUSHMAN &  
WAKEFIELD**  
Atlantic

# The Opportunity

This property is perfectly suited for two types of buyers:

- **Real Estate Investors**

Acquire a centrally located, income-producing asset in Uptown. With multiple tenants in place, this commercial condominium offers stable revenue and strong long-term potential in a growing urban core.

- **Owner-Occupiers**

Why rent when you can own? While the building is currently 100% leased, this is an excellent opportunity for an uptown business to secure a strategic real estate investment today with the flexibility to occupy retail and/or office space in the future as tenancy requirements evolve.



# Property Highlights

This 4,884 sq. ft. two-level commercial condominium is located in the iconic heritage building, The Fairweather. It includes ground and second floors with flexible multi-tenant layouts suitable for professional, retail, or service-based businesses. The building features a fully functional elevator for accessibility and has received significant upgrades in recent years.

- PLUMBING: Copper and PVC lines, along with some new PEX-style plumbing.
- HEATING: The property features a natural gas furnace and baseboard hot water heaters.
- ELECTRICAL: Electrical Breaker panels. Understood to have adequate service for current uses.
- SPRINKLERS: Wet system roughed in but not connected.

|            |                        |
|------------|------------------------|
| PID        | 55236830 - Condo 10835 |
| PAN        | 6698762                |
| MLS        | NB130266               |
| List Price | \$580,000              |
| Area       | 4,884 sf               |
| Zone       | CU (Uptown Commercial) |

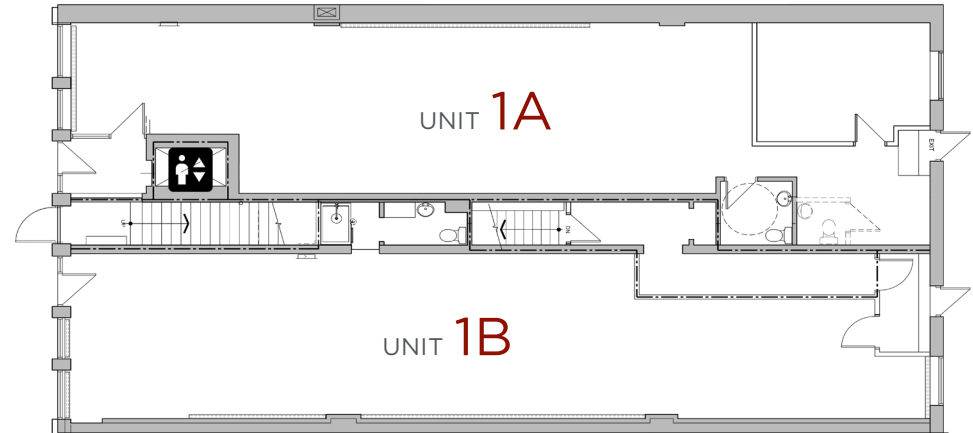
*NOTE: The property is subject to the municipal Heritage Preservation By-law. This by-law regulates exterior renovations to ensure that heritage style and materials are utilized. An owner must obtain a certificate of appropriateness before proceeding with exterior renovations (facing the street) or new construction.*



# Floor Plans

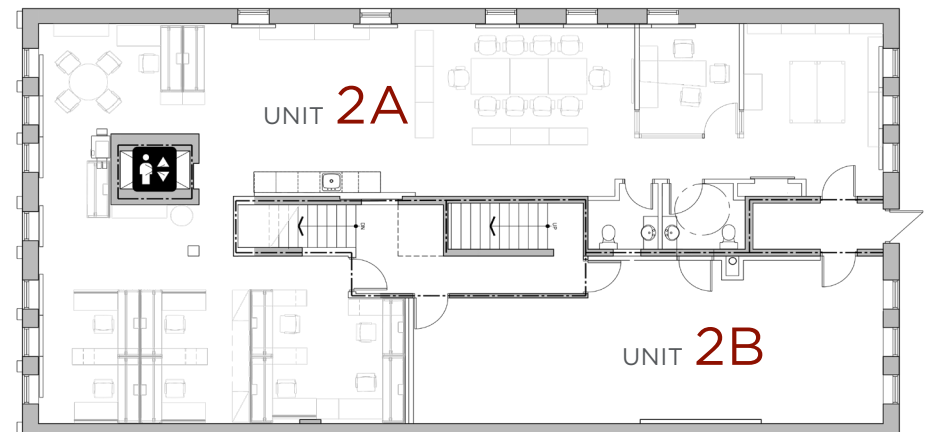
## Ground Floor

| UNIT | AREA     | TYPE         | STATUS |
|------|----------|--------------|--------|
| 1A   | 1,281 sf | Retail Space | Leased |
| 1B   | 1,110 sf | Retail Space | Leased |

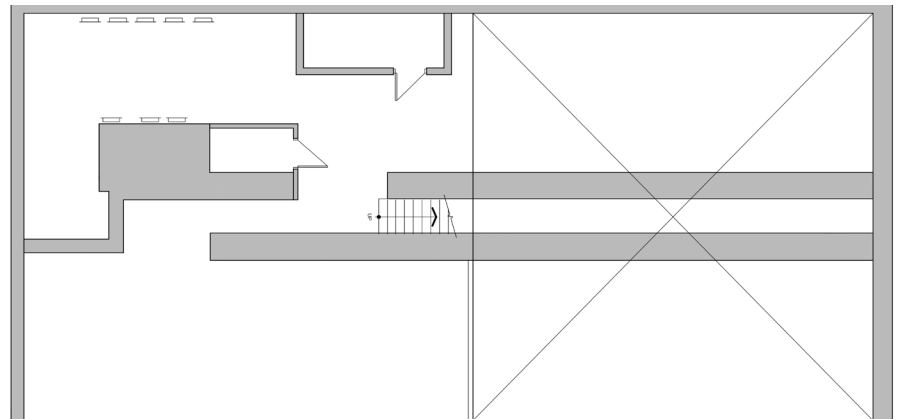


## Second Floor

| UNIT | AREA    | TYPE         | STATUS |
|------|---------|--------------|--------|
| 2A   | 1,868sf | Office Space | Leased |
| 2B   | 625 sf  | Office Space | Leased |



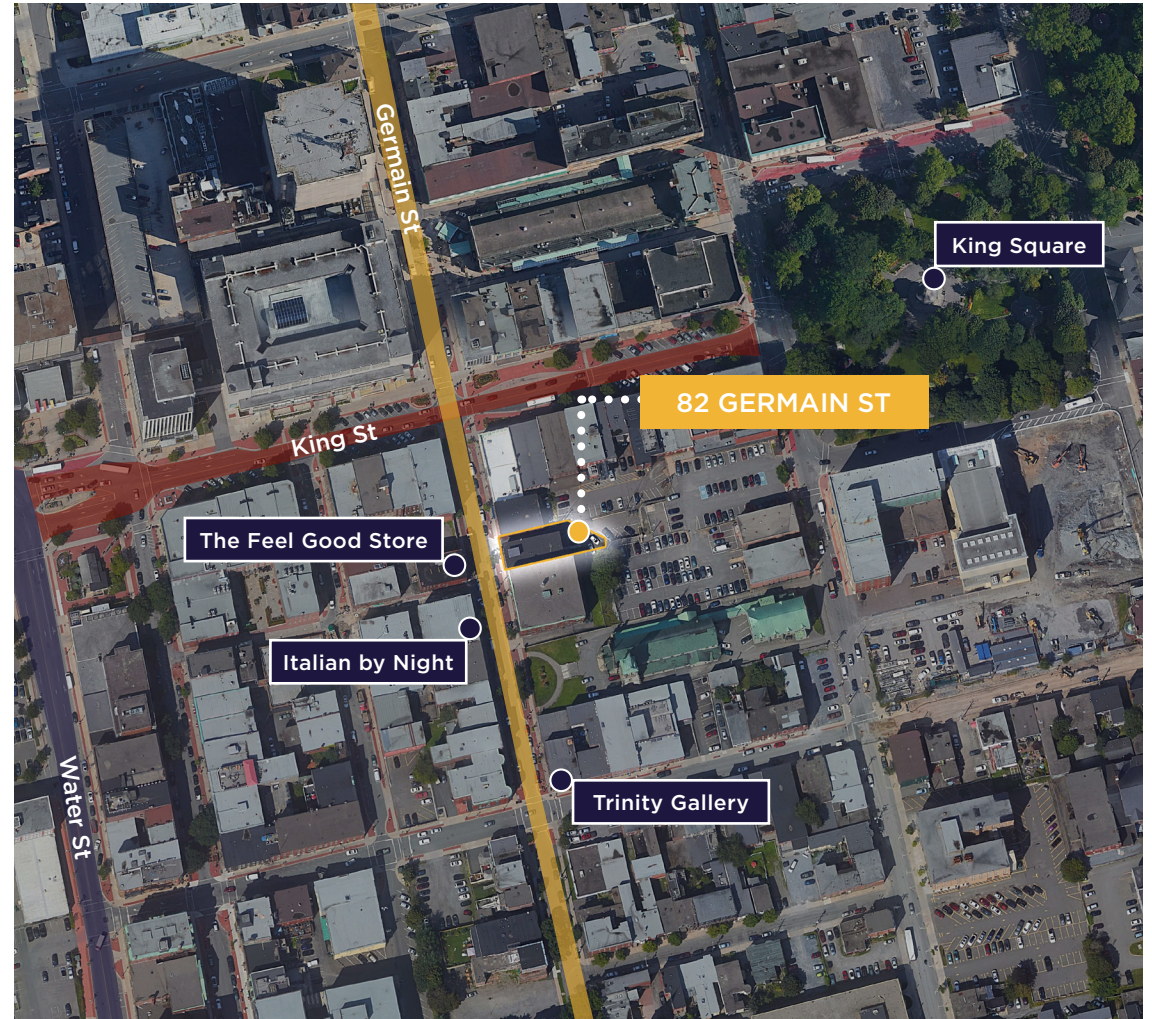
## Basement



# Location Map

The immediate neighbourhood includes commercial storefronts, office properties, and apartments. Over the past decade, private developers have introduced higher-quality apartments in repurposed commercial buildings. Notable nearby businesses include Italian by Night, the Feel Good Store, and Trinity Gallery.

Germain Street is considered one of Uptown Saint John's most charming areas. It is a short walk to the waterfront and features sidewalks. Nearby, a tree-lined street showcases well-maintained heritage homes. Paid on-street parking is available on Germain Street, and city transit stops are located on King Street.



**3 min**

TO HIGHWAY  
ROUTE 1

**11 min**

TO UNIVERSITY OF  
NEW BRUNSWICK  
SAINT JOHN

**12 min**

TO SAINT JOHN  
REGIONAL HOSPITAL

**24 min**

TO SAINT JOHN  
AIRPORT (YSJ)

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