



**FOR SALE**  
**241-243 MILLIDGE AVE**  
SAINT JOHN, NB | 0.25 ACRES



# Property Highlights

**NB133813**

MLS

**\$990,000**

SALE PRICE

**0.25 ACRES**

LOT SIZE

**LOCAL COMMERCIAL**

ZONING



241 - 243 MILLIDGE AVENUE

This property represents a fantastic opportunity to acquire a well-located, mixed-use investment in the heart of Saint John's north end. Positioned at the prominent corner of Millidge Ave. and Spar Cove Rd, it offers commercial income alongside residential cash flow in an established neighbourhood.

The property consists of a +/- 5,400 sf wood-frame, brick-clad building positioned on a 0.25 acre corner lot, offering excellent visibility and access.

The building includes:

- +/- 2,110 sf ground floor commercial unit.
- Five (5) residential apartment units.
- Mixed-use configuration designed to optimize long-term income stability.

## INVESTMENTS HIGHLIGHTS

- Corner lot exposure at Millidge Avenue & Spar Cove Road.
- Diversified income stream (1 commercial + 5 residential units).
- Strong in-place and projected rental revenue.
- Extensive building history with ongoing upgrades.
- Value-add improvements completed by recent ownership.
- Proven neighbourhood commercial location (historically convenience store, pizza take-out, coffee house).

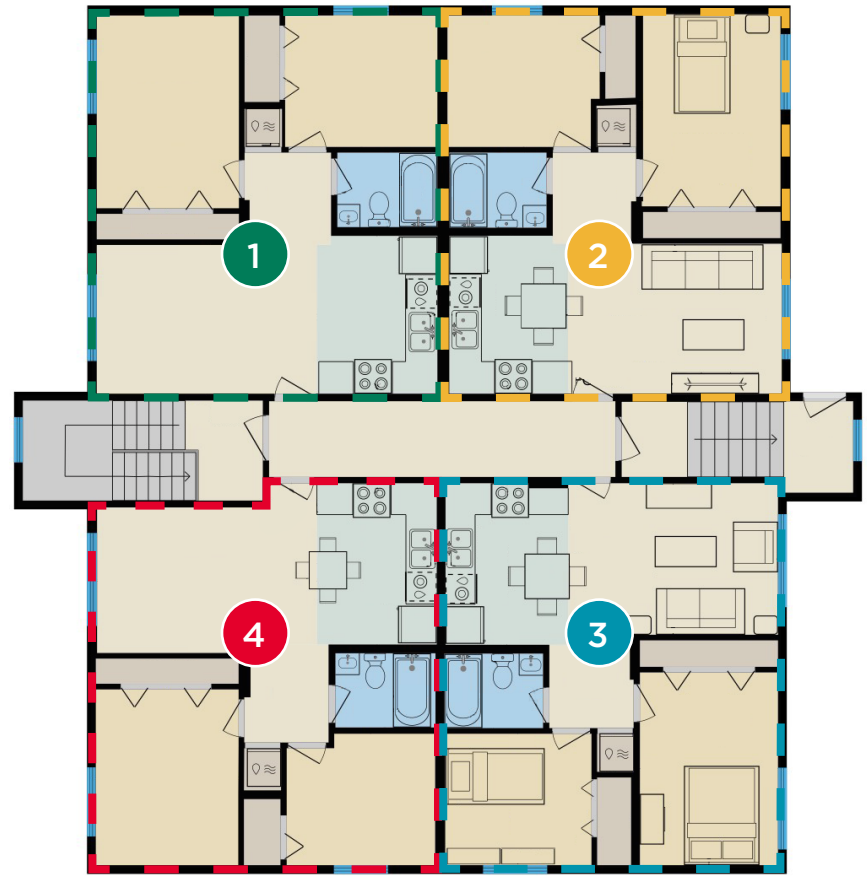
# Property Photographs



Commercial unit.



MAIN FLOOR



SECOND FLOOR

# Floor Plans



3D VIRTUAL TOUR



# Building History

Originally constructed in 1974, the property has served as a longstanding neighbourhood's retail scene since the 1970s. The main commercial space has historically operated as a convenience store, complemented by food-service options.

Capital improvements include:

**2009** Exterior improvements completed and selected windows.

Ongoing periodic upgrades over the years.

**2021** Vinyl siding has been added.

**2022** Significant interior renovations were initiated to modernize and reposition the apartment units to maximize revenue.

The recent ownership were focused on upgrading previously dated residential units to enhance rental income and overall property performance.





# Aerial Map

Located in the northern part of Saint John, Millidge Avenue is a busy arterial road that serves the surrounding residential neighbourhoods. Its corner location increases visibility for commercial tenants while providing convenient access for local residents.

The area enjoys a consistent residential population, strong demand for neighborhood retail, and proximity to important amenities.



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