



**FOR LEASE**

**82 GERMAIN ST**

**SUITE 1A, SAINT JOHN | 1,281 SF**



# PROPERTY HIGHLIGHTS

This suite is situated in the iconic heritage building, The Fairweather, with **direct exposure to Germain St.**

The location enjoys strong pedestrian traffic and a vibrant urban atmosphere. It is ideal for boutique retail, service-based businesses, or specialty concepts.

The space is located on the **ground floor** and features a prominent storefront window that provides **excellent visibility and natural light**. The suite includes an open sales floor, a counter area, a private office, storage, and washrooms.

This is a great opportunity to establish your presence in one of Saint John's most sought-after commercial corridors, known for its historic charm and steady flow of locals and visitors alike.

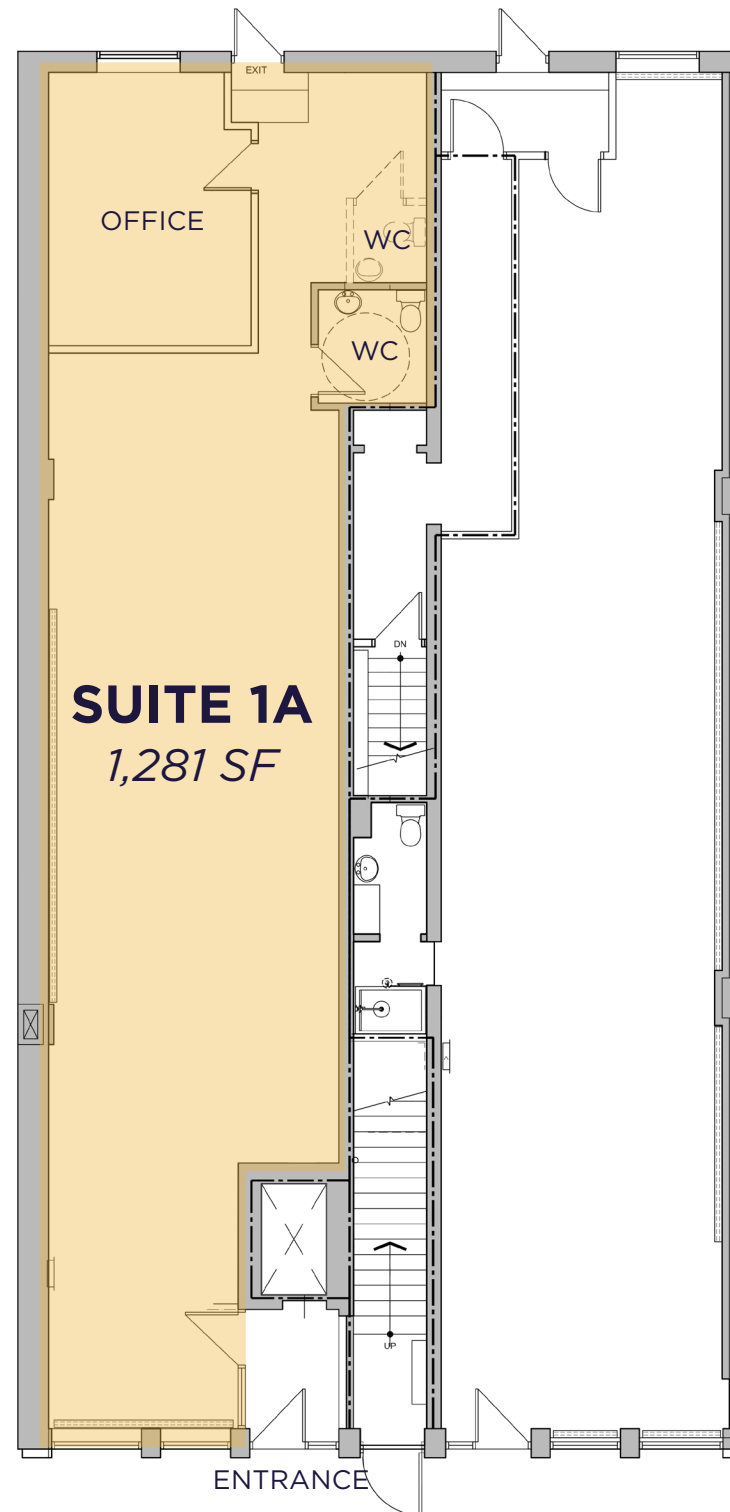
|            |                                                       |
|------------|-------------------------------------------------------|
| MLS        | NB135676                                              |
| Suite      | 1A - groundfloor                                      |
| Lease rate | \$24.00 psf Semi Gross<br>(heat include, power extra) |
| Area       | 1,281 sf                                              |
| Zoning     | CU (Uptown Commercial)                                |

# FLOOR PLAN

## GROUND FLOOR

Functional layout including:

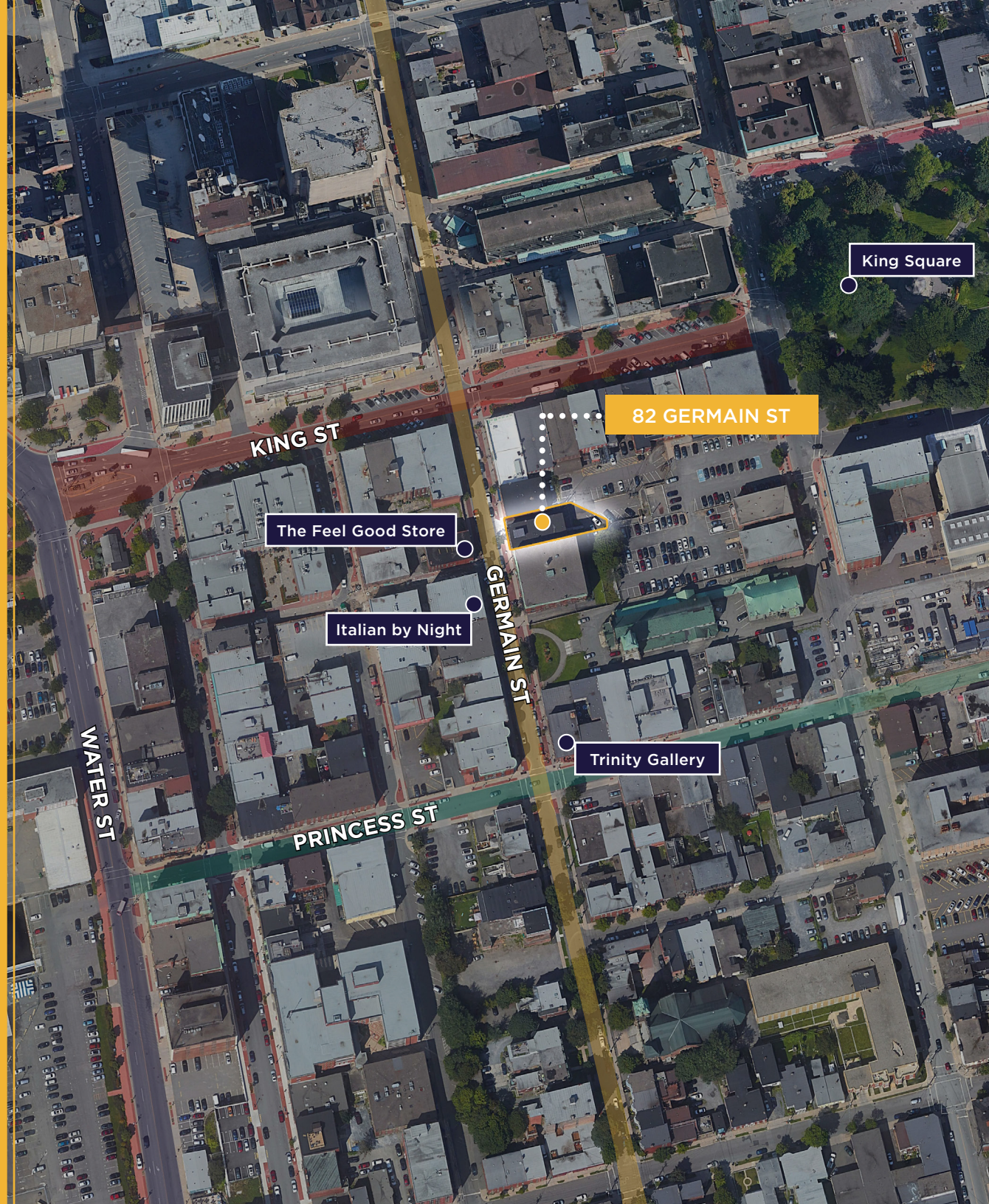
- Open sales floor
- Small sales counter area
- 1 private office
- Washrooms
- Storage room



# LOCATION MAP

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

Germain St 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 wellmaintained heritage homes. Paid on-street parking is available on Germain St, and city transit stops are located on King St.



For more information, please contact:

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