

FOR LEASE

**PRIME UPTOWN
STOREFRONT**

SAINT JOHN, NB

PROPERTY HIGHLIGHTS

 **± 2,777 sf**
PROPERTY SIZE

 **\$5,554 MONTH**
LEASE RATE
+ HST AND UTILITIES

This property is situated in the heart of Uptown Saint John's busiest commercial corridor. With its historic character, this space is perfect for bringing your vision to life.

With 2,777 sf, the property has a prime storefront and features an open area with large windows that provide abundant natural light, a kitchenette, and a small mezzanine equipped with skylights.

KEY FEATURES

- Situated in the commercial corridor of Saint John.
- Stunning architectural details including soaring ceilings and heritage charm.
- Flexible layout with an open space.
- Turnkey opportunity.
- Excellent street exposure, natural light and signage opportunities.
- Fully sprinklered and equipped with a fire alarm system
- Efficient heat pump for both heating and cooling.
Individually metered electrical service.

Whether you're in retail, wellness, service, or creative industries, this space offers the flexibility and character to bring your vision to life.

NOTE: Tenant is also responsible for the proportionate share of increases in property taxes over the base year.





For more information, please contact:

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