



FOR SALE

61 BAYSIDE DR

SAINT JOHN, NB | 2,226 SF BUILDING



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY HIGHLIGHTS

NB142822
MLS

\$799,000
SALE PRICE

2,226 SF
BUILDING SIZE

10.5'
CEILING HEIGHT

COMMERCIAL
ZONING

8
PARKING SPOTS

The property is located in one of Saint John's **premier commercial and industrial areas**. It offers functional space, excellent accessibility, and a strategic location, making it ideal for various commercial users

The building features prominent signage in the front yard, ample on-site parking, and heating provided by electric and heat pump systems.

The main floor offers 2,226 sf of functional space with 10.5-foot ceilings and large windows that allow for natural light. The space includes four offices with glass walls, a reception area, a waiting area, a showroom, as well as a washroom and lunchroom. There is also the opportunity to add three cubicle offices.

Additionally, there is an unfinished basement, which has the potential to be converted into offices or used for storage, providing further opportunities for future development.

Note: The furniture and equipment are not included, but can be sold separately.



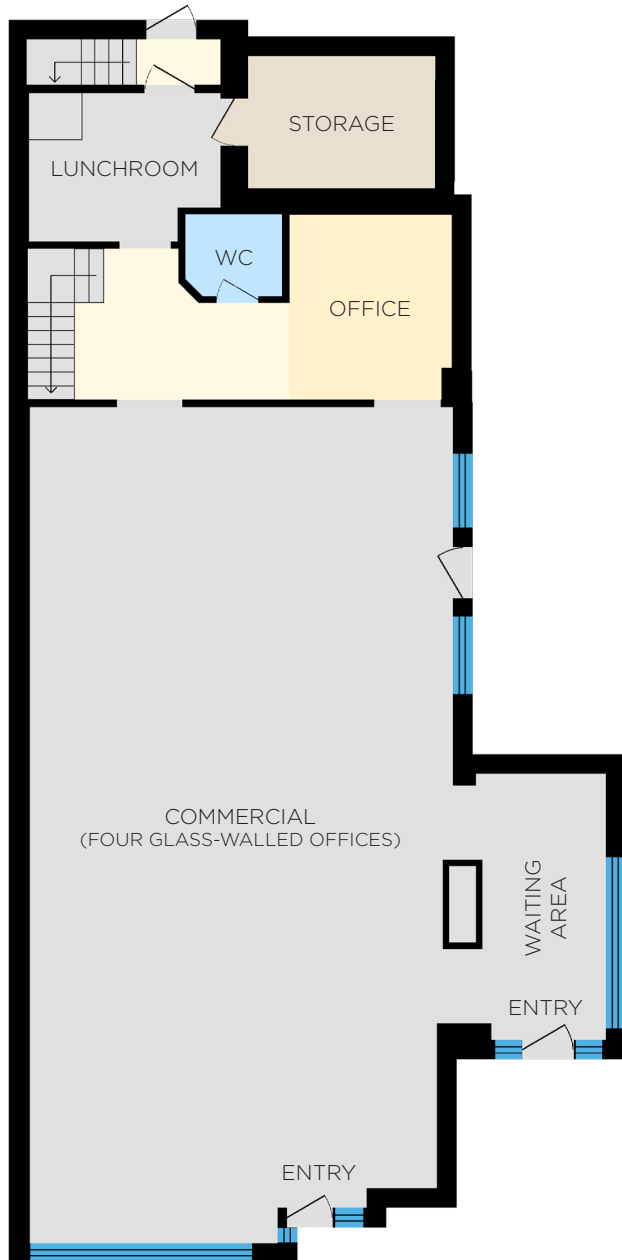
**AI-Enhanced Visualization*



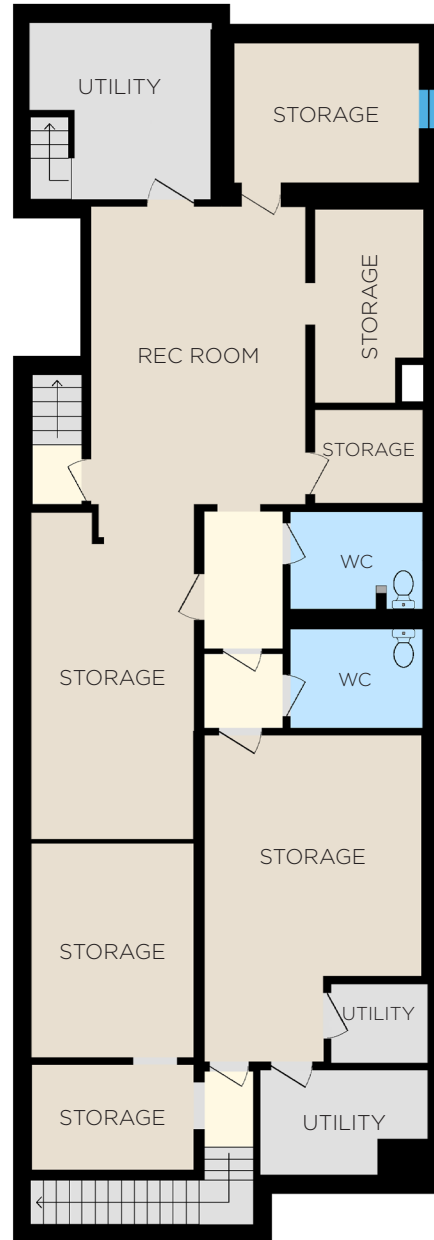
**This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

FLOOR PLANS

MAIN FLOOR



BASEMENT





OFFICE |



MAIN FLOOR |



| MAIN FLOOR



LUNCHROOM |



| BASEMENT



| BASEMENT



LOCATION MAP

Located on Bayside Drive in Saint John, this property offers immediate access to one of the city's busiest business districts and to NB-1 (Trans-Canada Highway) as well as other major transportation routes. It is conveniently located near the Industrial Park, Uptown Centre, and the East Side shopping district.

The surrounding area is home to a diverse mix of industrial, commercial, and service-oriented businesses, creating an established environment for business operations.



EMMA GREEN
Commercial Real Estate Advisor
+1 506 321 0234
egreen@cwatlantic.com

MARC GOSSELIN
Commercial Real Estate Advisor
+1 506 636 1739
mgosselin@cwatlantic.com



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