

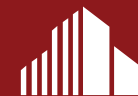
607 ROTHESAY

SAINT JOHN, NB | 2.64 ACRES AVAILIABLE



FOR SALE

\$4,250,000



**CUSHMAN &
WAKEFIELD**
Atlantic

PROPERTY HIGHLIGHTS

Cushman & Wakefield Atlantic presents a premier mixed-use investment opportunity, ideally located on Rothesay Avenue in Saint John, New Brunswick. This avenue is a vital commercial artery, linking the historic Uptown core with the bustling East Side shopping district and drawing consistently high daily traffic. Set on approximately 2.63 acres, this property provides varied income sources and exceptional long-term potential within one of Saint John's most desirable commercial districts.

The property features apartments, a restaurant, a pub, retail space, and a two-storey commercial building, generating diverse income streams. With 290 feet of prime frontage on Rothesay Avenue, the site offers outstanding visibility and attractive development potential. Surplus land designated for future growth enables the possible expansion of Building C and the construction of a new 10,000 sf, two-storey Building B.

Experience the best of Atlantic Canada in a city where centuries-old heritage blends seamlessly with modern innovation. With a thriving commercial sector, 607 Rothesay Avenue stands out as a versatile investment, ideally situated to serve both residents and established businesses.

AREA	2.63 acres
PRICE	\$4,250,000
PID	55184931
PAN	1517034

BUILDING	AREA	TYPE	OCCUPANCY
A	11,000 sf	Commercial	100%
C	2,000 sf	Restaurant	100%
D	1,200 sf	Bar	100%
E	2,000 sf	Commercial	100%
F	8,200 sf	Residential	100%
Total	24,400 sf		100%



PROPERTY HIGHLIGHTS

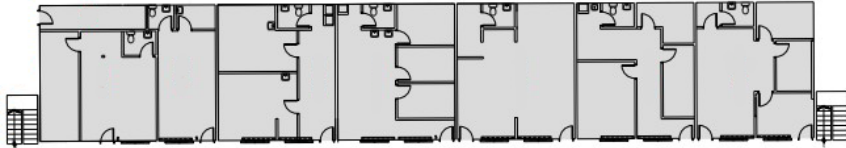
BUILDING A

RETAIL STRIP MALL

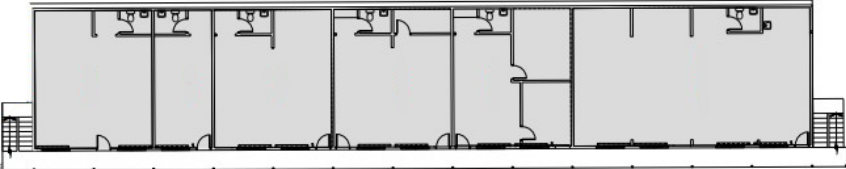
Retail strip mall with 13 units, a two-story former motel repurposed as a multi-tenant commercial property, fully occupied with a waiting list.

Area	11,000 sf (5,100 sf + 5,900 sf)
Exterior	Siding Vinyl siding to front. Older siding to rear
Roof	Asphalt shingles on gable roof
Windows	Vinyl framed windows
Doors	Metal doors
Heating	Centralized natural gas heating plant with Hydronic Wall Heaters
Plumbing	Washrooms in each commercial unit (toilets/sinks). Some units have additional plumbing

GROUND FLOOR



SECOND FLOOR



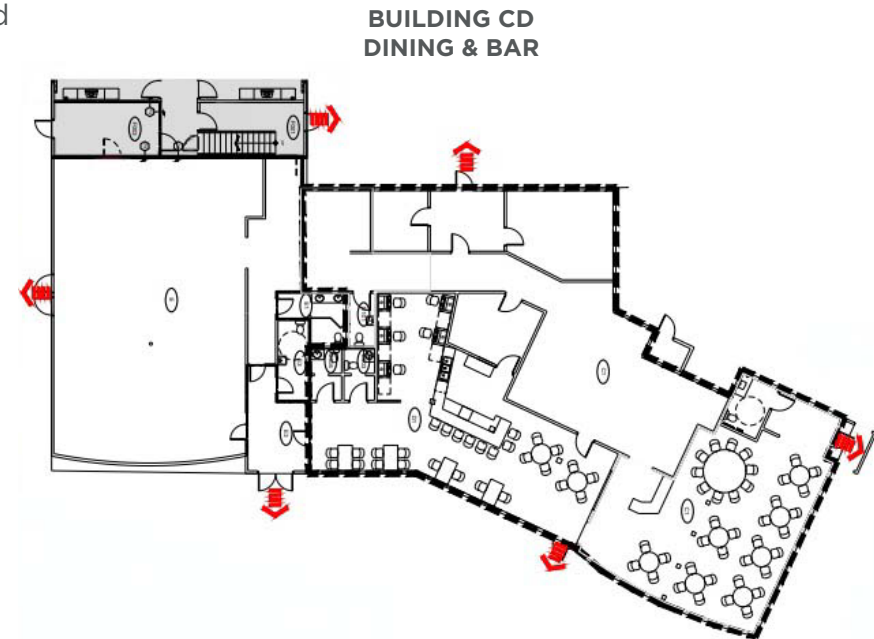
PROPERTY HIGHLIGHTS

BUILDING CDE

PUB, RESTAURANT & RETAIL

A one-story multi-tenant commercial property that is fully occupied (100%).

Area	5,200 sf
Exterior	Siding Vinyl siding and older siding
Roof	Asphalt shingles on gable roof
Windows	Metal and vinyl framed thermal windows
Doors	Metal doors
Heating	Centralized natural gas heating plant with Hydronic Wall Heaters
Plumbing	Common area washrooms, kitchen and washroom plumbing to restaurant and pub



PROPERTY HIGHLIGHTS

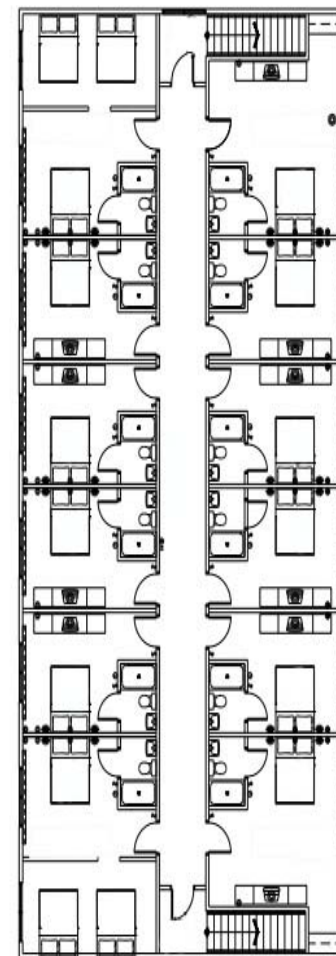
BUILDING F

HOUSING COMPLEX

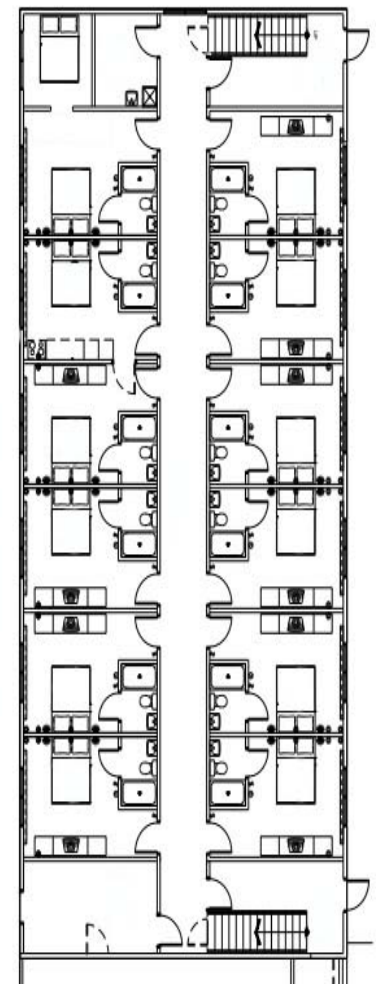
This is a two-storey residential building with 24 apartments, all of which are 100% occupied.

Area	8,200 sf
Exterior	Siding Older siding
Roof	Asphalt shingles on gable roof
Windows	Mostly vinyl framed thermal windows
Doors	Metal doors
Heating	Centralized natural gas heating plant with Hydronic Wall Heaters
Plumbing	Sink, shower, bathtub, and toilet to each apartment

GROUND FLOOR



SECOND FLOOR



THE LOCATION



10 min
TO SAINT JOHN

11 min
TO UNB SAINT JOHN (UNBSJ)

13 min
TO MCALLISTER INDUSTRIAL PARK

15 min
TO PORT OF SAINT JOHN

17 min
TO SPRUCE LAKE
INDUSTRIAL PARK

The property is situated on Rothesay Avenue, a paved two-way public street with sidewalks. This location is in the main “highway commercial” district of Saint John, near the city’s primary “big box” retail area. The neighbourhood features a diverse mix of retail businesses, automotive properties such as car dealerships and repair shops, as well as other commercial and industrial establishments.

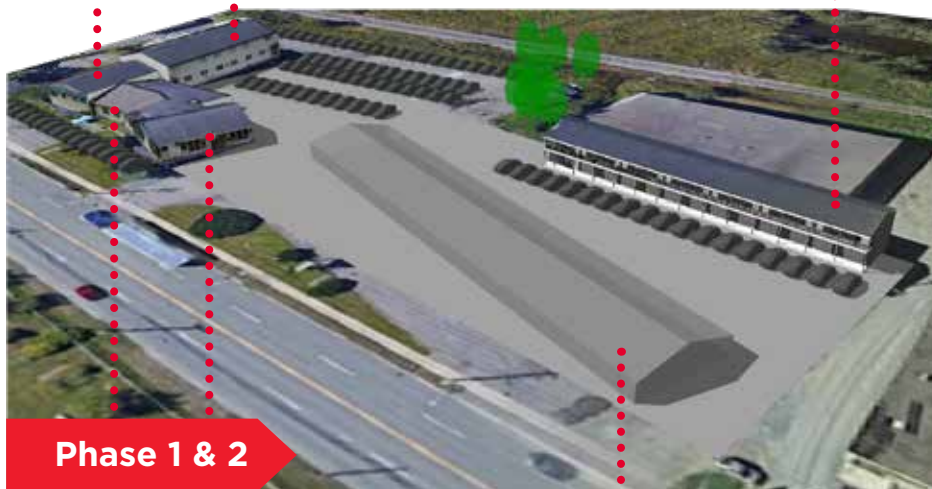
DEVELOPMENT OPPORTUNITY

Phases 1 and 2 have been successfully completed, encompassing the repurposing of Buildings ACDE and the demolition of the original Building B.

Commercial
Building E

Residential
Building F

Commercial
Building A

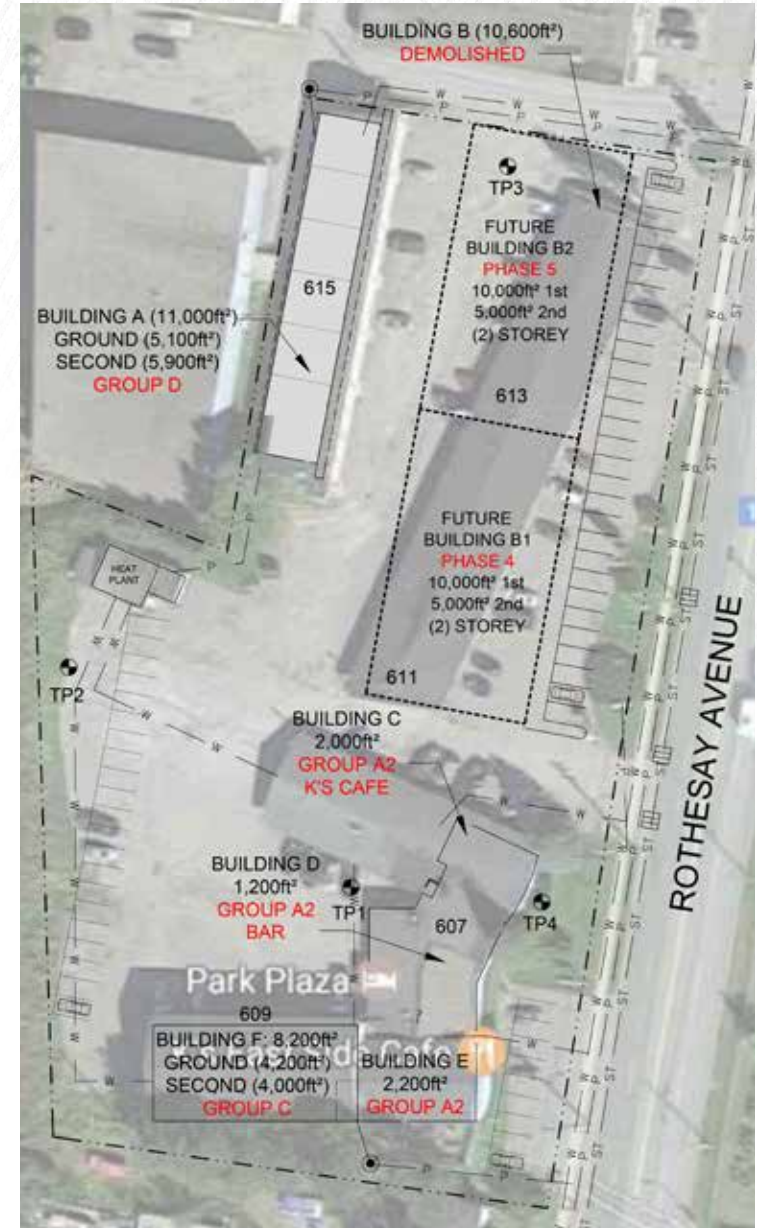


Phase 1 & 2

Restaurant
Building C

Demolished
Building B

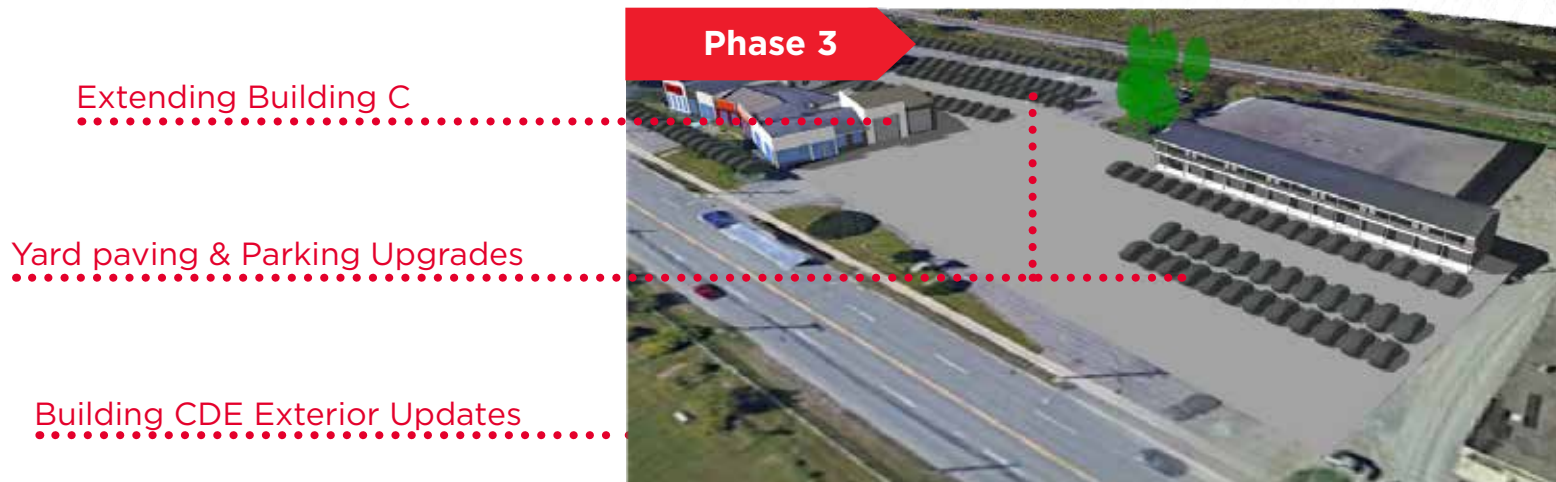
Bar
Building D



DEVELOPMENT OPPORTUNITY

The property's surplus land has been earmarked for future expansion, offering flexibility for further development:

- Phase 3 allows for extending Building C, upgrading the site's paving and parking, and implementing modern exterior improvements to Buildings CDE to enhance both functionality and overall curb appeal.
- Phase 4 allows for constructing a new 10,000 sf, two-storey commercial Building B1 fronting Rothesay Avenue.
- Phase 5 contemplates the addition of a second 10,000 sf (B2), two-storey structure also fronting Rothesay Avenue, further maximizing the site's commercial potential.



DEVELOPMENT OPPORTUNITY

Phase 4



Future Building B1, 10,000 sf

Phase 5



Future Building B2, 10,000 sf

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