



# Retail Investment Opportunity

944 Fairville Boulevard, Saint John, New Brunswick



## About the Opportunity.

ONE Real Estate Advisors is pleased to present this unique opportunity to acquire two commercial properties fully leased to highly-recognizable national retailers and strategically-positioned across a major retail center and within proximity to Saint John's uptown core via highway access.

The property boasts a prominent access via a signalized intersection on Fairville Boulevard with ample on-site parking.



## Tenant Overview.

### ● Mr. Lube Canada

Founded in Edmonton, AB, Mr. Lube is the largest quick oil and automotive service center in Canada with over 170 locations from coast to coast.

### ● Mary Brown's Chicken

Mary Brown's Chicken is a Canadian fast-food chain restaurant with approximately 300 locations. With its humble debut in St-John's, NL, in 1969 the company now operates in nearly every Canadian province, serving its proprietary fried chicken recipe.

### ● Taco Bell Corp.

Taco Bell is an American multi-national chain of fast-food restaurants serving a variety of Mexican-inspired foods. The franchise chain is part of Yum! Brands, Inc. and as of 2023 operated 8,212 restaurants worldwide.





## A Unique Opportunity.

This is a rare opportunity to acquire two fully-leased retail properties with approximately 45,000 square feet of vacant land for future development on a prominent commercial street in Saint John West, located directly across a major retail center and with close proximity to NB Highway 1.

The surrounding businesses include big-box retail, grocery, pharmacy and building supplies in addition to restaurants, banks and regional retailers.

The property is located within 9 minutes drive time to the Uptown area and is easily accessible via the highway. The west end of the city has seen stable growth in population and new commercial development in recent years.

## Demographic Overview.

Drive time from Property (in minutes)	0-15	0-30	0-45
Population	67,749	113,076	135,243
Median Age	44.3	44.4	44.8
Median HH Income (\$)	81,102	93,160	91,613

Source: Sitewise 2021

## Property Specifications.

<b>Address:</b>	944 Fairville Boulevard
<b>Lot Area:</b>	2.49 acres (+/-)
<b>Building Area:</b>	5,760 sq. ft. (+/-)
<b>Year Built:</b>	2017, 2020
<b>Occupancy:</b>	100% leased
<b>Lease Type:</b>	Net
<b>Zoning:</b>	CR – Regional Commercial
<b>2024 Assessment:</b>	\$1,488,500



\*Lot lines approximate





AADT: 12,241

## About Saint John.

Saint John, New Brunswick, is the province's largest city and an important cultural, economic, and industrial hub in the region. Located on the Bay of Fundy, it's rich in history and plays a central role in New Brunswick's economy, with a mix of old-world charm and modern industry. Saint John's economy has historically been tied to resource extraction and heavy industry, but in recent years, it has been shifting toward a more diversified economy. Key industries include energy, technology, tourism, shipping, and healthcare.

# The Offering Process.

## CONTENT PROVIDED HEREIN

This Confidential Information Memorandum ("CIM") is provided for the sole benefit of allowing prospective purchasers the opportunity to gain a general understanding of the Property being offered for sale. The information presented herein does not purport to being all-inclusive and purchasers may be required to obtain further information from their own third-party sources.

While the Broker has taken care in obtaining the information contained herein, neither the Broker nor the Vendor make any representations, declarations or warranties, expressed or implied as to the accuracy of the information, statistics or statements contained herein. Purchasers are encouraged to further investigate and verify the information provided herein and should seek legal, accounting, tax, engineering or any other advice as needed for their sole benefit.

The Vendor and Broker will not be held liable for any errors, omissions or third-party data contained within the Confidential Information Memorandum.

## CONDITIONS OF SALE

The Property is offered to be purchased on an "as-is, where-is" basis and there is no warranty, express or implied as to its title, description, physical condition, any cost assumptions, size, measurements, quantity or quality thereof whatsoever. Any information that has been provided herein, or will be provided in the data room, has been obtained by the Vendor, Broker or third-party source for the benefit of the purchaser's general review of the Property. Neither Vendor nor Broker make any representation that such information is accurate, complete or relevant to the prospective purchaser.

## CONFIDENTIALITY

Prospective purchasers, once having read and signed the Confidentiality Agreement, will be bound by such agreement with respect to the non-disclosure of the confidential information contained herein.

Prospective purchasers will not use or permit the information herein to be used in any manner detrimental to the interests of the Vendor, the Broker or their affiliates, nor for any purpose other than the proposed purchase of the Property.

## THE OFFERING PROCESS

Upon review of the information provided in the Confidential Information Memorandum, interested parties are invited to submit, on their standard form, a Letter of Intent ("LOI") outlining the following information:

- The total purchase price;
- Terms and conditions of the offer;
- Details of ownership interests and beneficial owners of the purchaser; and
- Complete mailing address and email address for delivery of notices

All submissions must be received by the Vendor's broker, ONE. Real Estate Advisors, electronically to the attention of:

**Sébastien Duval, Managing Director**  
sebastien.duval@one-rea.com

Once submitted, the offers, regardless of their form or contents, will not constitute a binding legal contract between the purchaser, the Vendor and/or its Broker. The Vendor is under no obligation to select or respond to any of the offers submitted.

## DATA ROOM ACCESS


Prospective purchasers who have signed the confidentiality agreement ("CA") will be provided with a unique link to access the online data room, via ONE. Real Estate Advisors' online file sharing data room. Such data room may contain information including, but not limited to and only if applicable in such instance:

- Building plans
- Building financial reports
- Site and survey plans
- Building systems reports
- Building structural reports
- Tenant leases

The Broker may, from time to time, add supplementary files to the Data Room. In this case, each approved viewer of the Data Room will receive email notification of new files added.

**The property is being offered unpriced.**





## For More Information.

To request more information regarding this unique retail investment opportunity, please contact:

**Sébastien Duval**  
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