



+/- 4,200 sf Commercial Space Available
Sale price: \$795,000

Property Highlights

- +/- 0.60 acres of land available.
- Building sized +/- 4,200 sf (over 2 levels).
- Zoned “Commercial Mixed” which permits a wide variety of usages.
- Main floor offers:
 - Reception area that can accommodate work stations
 - Large board room
 - Data closet
 - Six offices (one with fireplace)
 - Full kitchen
 - Washroom
 - Large storage area
- Ample parking available (Ratio 1:135).
- Security system in place.

Area Amenities

- Mount Pearl, part of the St. John's metropolitan area, is the second-largest city in Newfoundland & Labrador.
- The city continues to grow, with a population of 22,957 in 2016 .
- Home to a thriving business community, including operations in oil and gas, technology, transportation, manufacturing, craft, and retail.
- Business community is growing, with the number of registered businesses increasing by 201 from 2015 to 2017.
- It is located minutes from the St. John's International Airport with easy access to key transportation arteries.



For more information, please contact:

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Commercial Sales & Leasing | Research Analyst

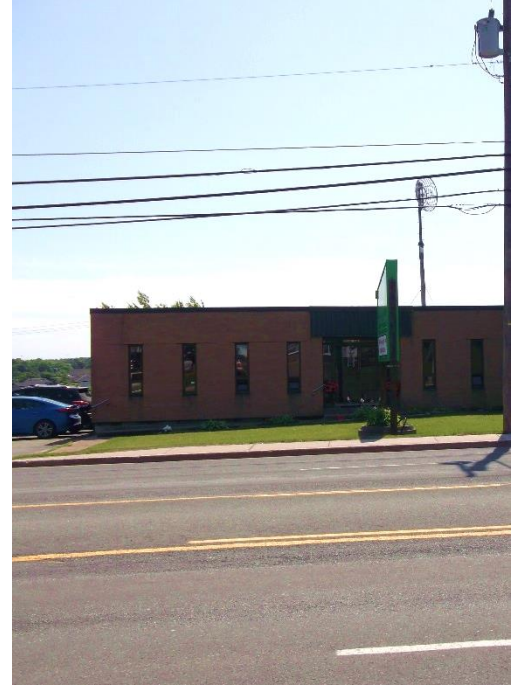
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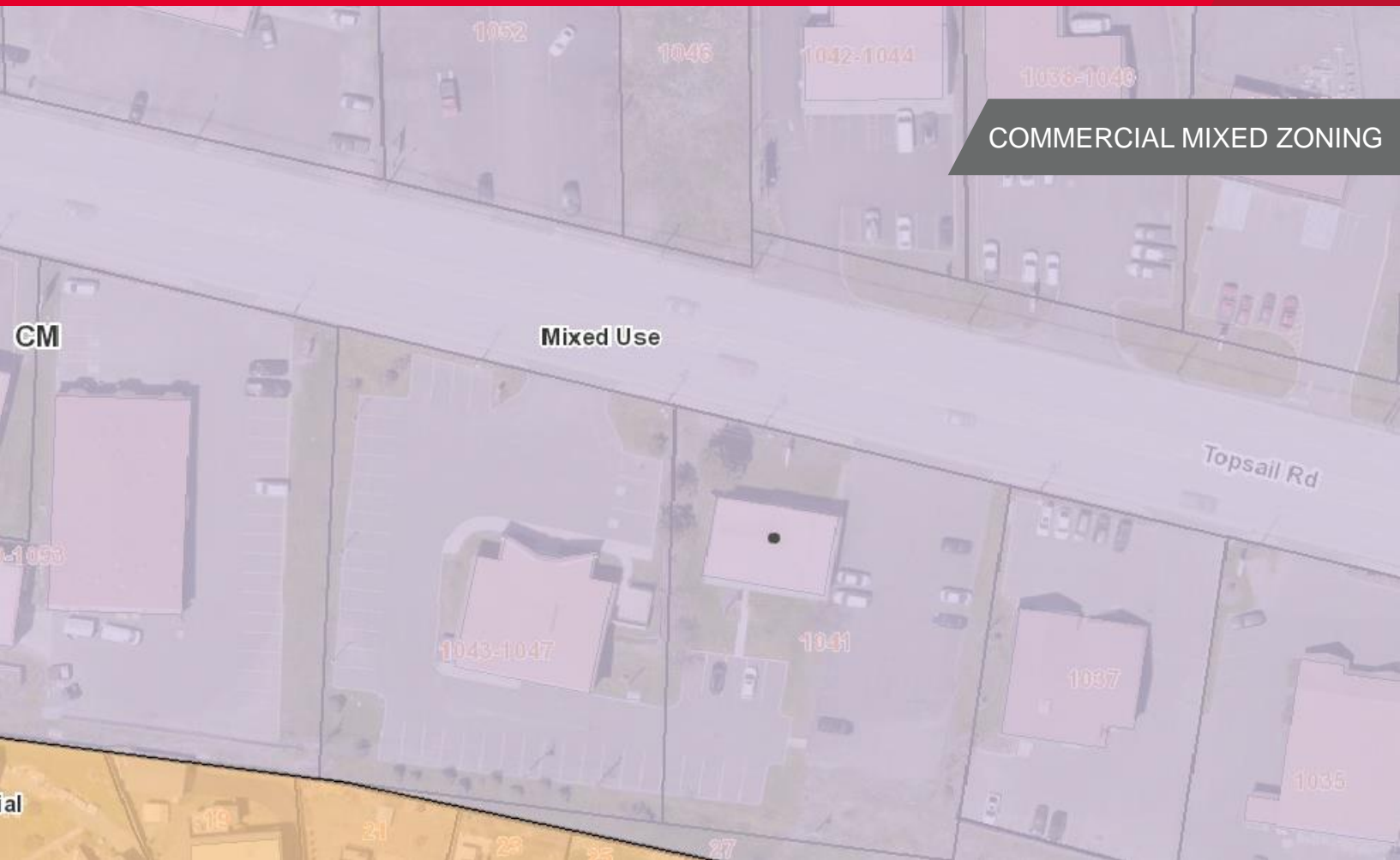
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PO Box 1135, St John's, NL A1C 5M5



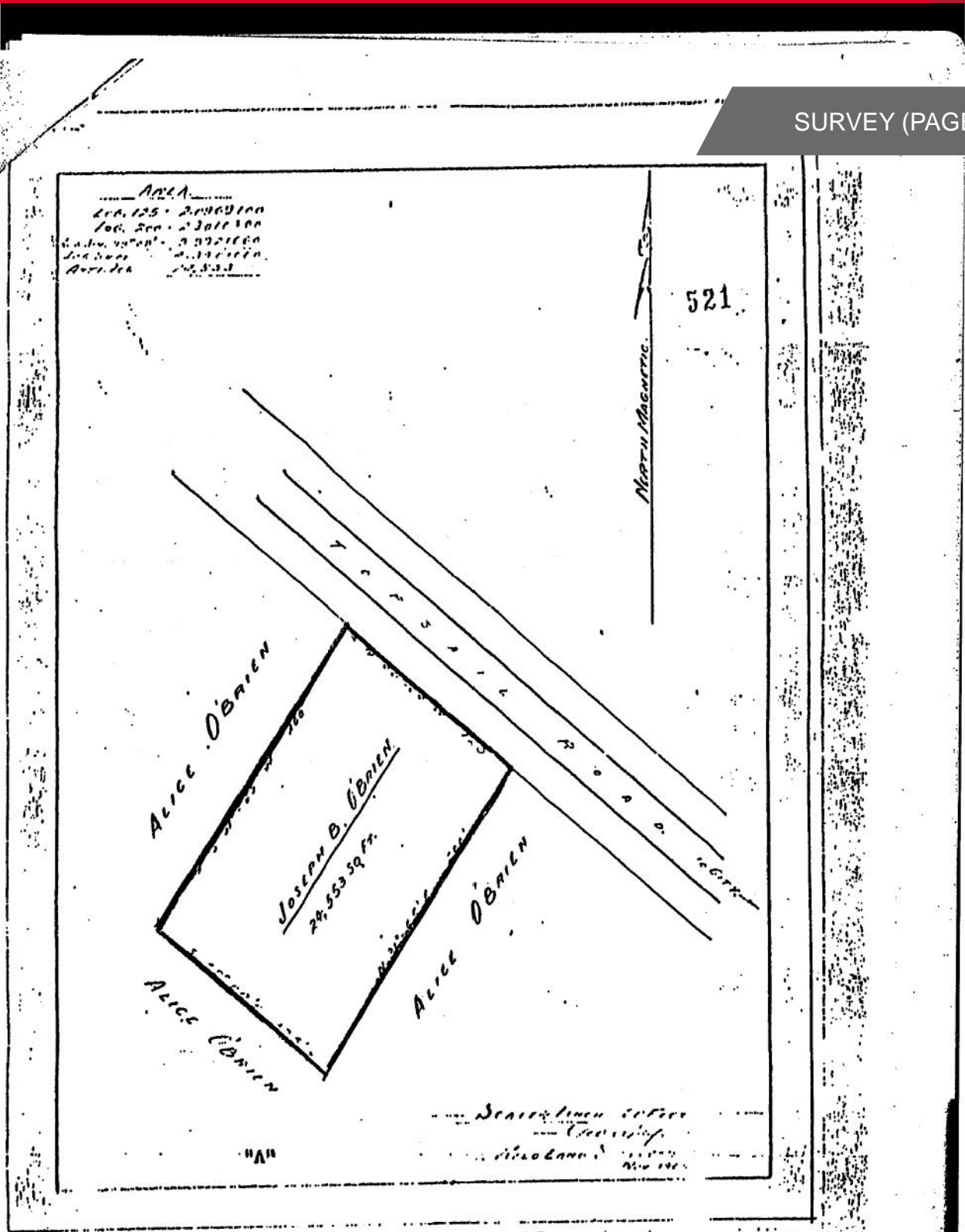
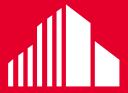
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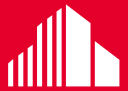


Building is zoned “Commercial Mixed” which permits a wide variety of usages.

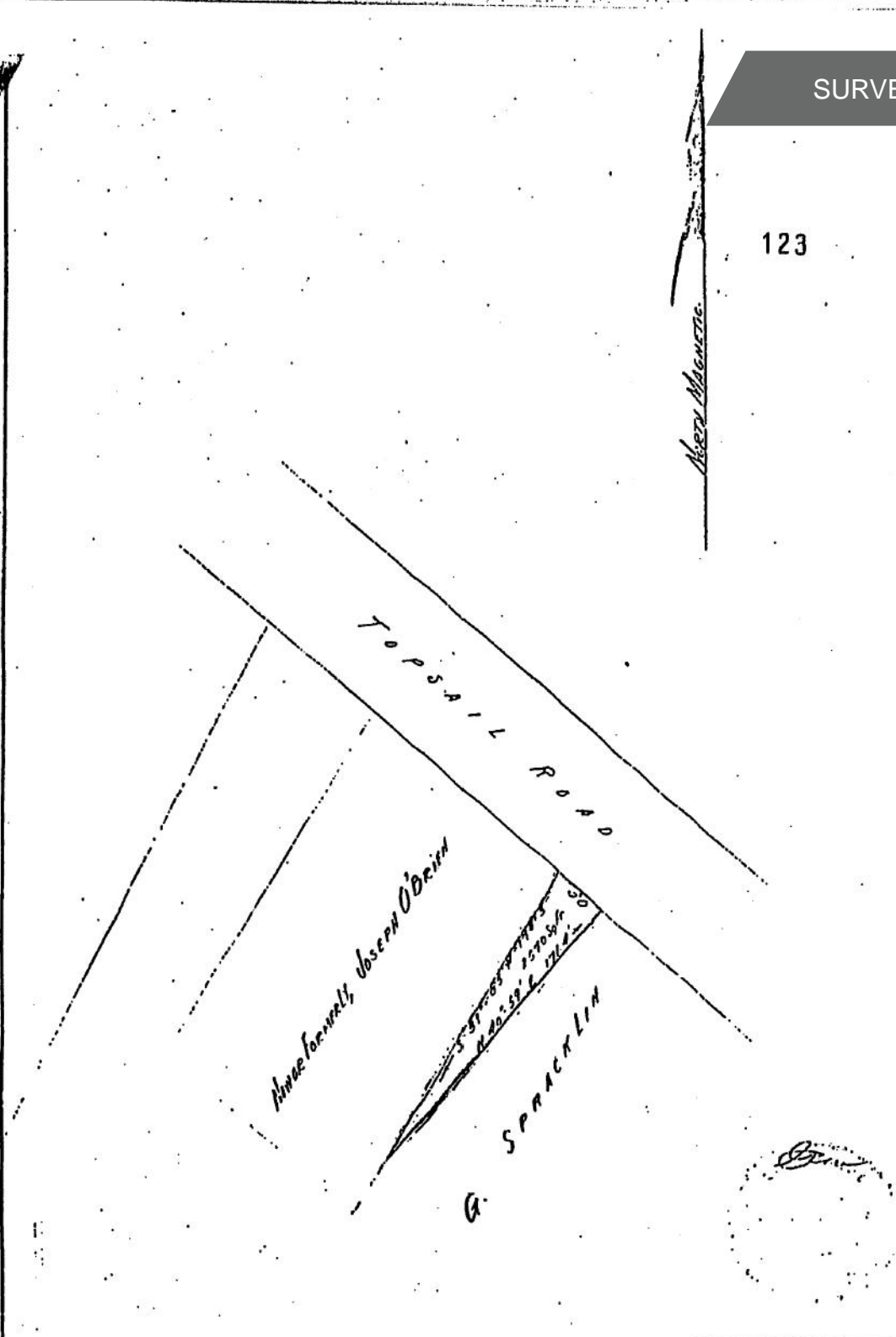


Ample on-site parking available (ratio 1:135).





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TITLE <u>PROPERTY TO BE ACQUIRED BY THIRD</u> <u>HOLDINGS LTD. AT TOPSAIL ROAD.</u>	SCALE <u>1 INCH = 60 FEET</u>	PLAN No. <u>1589281</u>
GEO. WAY SURVEYS LIMITED NEWFOUNDLAND LAND SURVEYORS 314 HAMILTON AVENUE, ST. JOHN'S, NEWFOUNDLAND.	DATE <u>Nov. 1981</u>	BOOK No.