



Please note that the images in this document have been digitally enhanced to illustrate potential signage opportunities

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

**Corner Lot Located on the Main Street
of St. Stephen's Business Core**

FOR SALE
112 Milltown Boulevard

St. Stephen | NB

Troy Nesbitt

112 Milltown Boulevard | St. Stephen, NB
Troy Nesbitt



Property Highlights

ASKING PRICE
\$329,000

Located on the main street of St. Stephen's business core, this property occupies a corner lot, boasting a well-maintained 3,281 square foot building. Current lease in place for small portion of building, there's potential for future owner occupancy while offering some revenue to offset expenses. The property features both rear paved surface parking and convenient on-street parking at the front. Currently designed for retail/office and community purposes, its versatile layout can accommodate various uses.

With a population of approximately 8,100 residents, including young families, students, and active retirees, St. Stephen is a vibrant community. Positioned opposite Calais, Maine, the town benefits from its strategic border location. Notably, it's the proud home of Ganong, a renowned chocolatier with a storied 150-year legacy, adding to the allure of the downtown hub. If you are a downtown business owner currently paying rent, this is an unmissable chance tailor-made for you. Buy now and secure this property for your future.



**OFFICE/
RETAIL**



**ON-SITE
PARKING**



**GREAT
LOCATION**



**3,281
SF**

BRUNSWICK
BROKERS

12 Smythe St, Suite 104
Saint John, NB
E2L 5G5

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca
www.bbrokers.ca





LOCATION	St. Stephen, NB
PID	01305713
ZONING	Commercial
LOT SIZE	4,639 SF or 0.10 acres
BUILDING AREA	3,281 SF
PARKING	Paved surface parking
ASSESSED VALUE (2024)	\$236,300
TAXES (2024)	\$11,052.22
SALE PRICE	\$329,000



PID Map

112 Milltown Boulevard | St. Stephen, NB
Troy Nesbitt



Property Photos

112 Milltown Boulevard | St. Stephen, NB
Troy Nesbitt



Property Photos

112 Milltown Boulevard | St. Stephen, NB
Troy Nesbitt





112 Milltown Boulevard | St. Stephen, NB

Troy Nesbitt
(506) 349-5670
tnesbitt@bbrokers.ca

104-12 Smythe Street
Saint John, NB
E2L 5G5

bbrokers.ca

BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

Brunswick Brokers Limited (Brunswick Brokers) and its agents and affiliates do not warrant, represent or guarantee the accuracy, completeness, validity or non-infringement of the information provided herein. Parties interested in a property should conduct their own independent investigations to determine the suitability of the property for their intended use and are strongly urged to discuss the property with their professional advisors. Brunswick Brokers assumes no liability or responsibility for any errors or omissions occurring in the information provided herein and shall not be liable for any direct, incidental, consequential, indirect or punitive damages arising out of the use of such information.