



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

**Stephanie Turner  
Brock Turner**

112 Milltown Boulevard | St. Stephen, NB  
Stephanie Turner & Brock Turner



## 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

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





# PID Map

112 Milltown Boulevard | St. Stephen, NB  
Stephanie Turner & Brock Turner



# Property Photos

112 Milltown Boulevard | St. Stephen, NB  
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