

# BRUNSWICK

BROKERS

COMMERCIAL REAL ESTATE

FOR LEASE

**184 HAMPTON ROAD**

Quispamsis | NB

**Brock Turner**  
**Stephanie Turner**



184 Hampton Road | Quispamsis, NB  
Stephanie Turner & Brock Turner



## Property Highlights

BASE RENT  
**\$17.00 psf**

ADDITIONAL RENT  
**\$10.62 psf**  
(plus HST & utilities)

Unit 108 – 1,392 sq ft

Currently built out as office space.

RENT: \$17.00/sq ft (net) + \$10.62/sq ft CAM & Taxes. Tenant pays own utilities.

All final terms subject to negotiation

Other tenants in the building include: Vogue Optical, Avenir Hearing, Salvatore Pizza & TD Bank.

Located in the retail/commercial district of Quispamsis. High traffic/high visibility.

Signage opportunity on building façade and strip mall “monument” sign.



**GREAT  
LOCATION**



**SIGNAGE  
OPPORTUNITIES**



**ON-SITE  
PARKING**



**TRANSIT  
ACCESSIBLE**

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

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## Property Details

AVAILABLE  
**IMMEDIATELY**

<b>PROPERTY TYPE</b>	Multi-tenant strip mall
<b>ZONING</b>	Commercial
<b>NUMBER OF FLOORS</b>	One
<b>SIZES AVAILABLE</b>	Unit 108: 1,392 sq ft
<b>EXISTING CONDITION</b>	Vacant
<b>PARKING</b>	Ample paved parking for customers and employees (free)
<b>NEIGHBOURING TENANTS</b>	Vogue Optical, Avenir Hearing, Salvatore Pizza and TD Bank
<b>SIGNAGE OPPORTUNITIES</b>	On building facade and strip plaza's 'monument sign'

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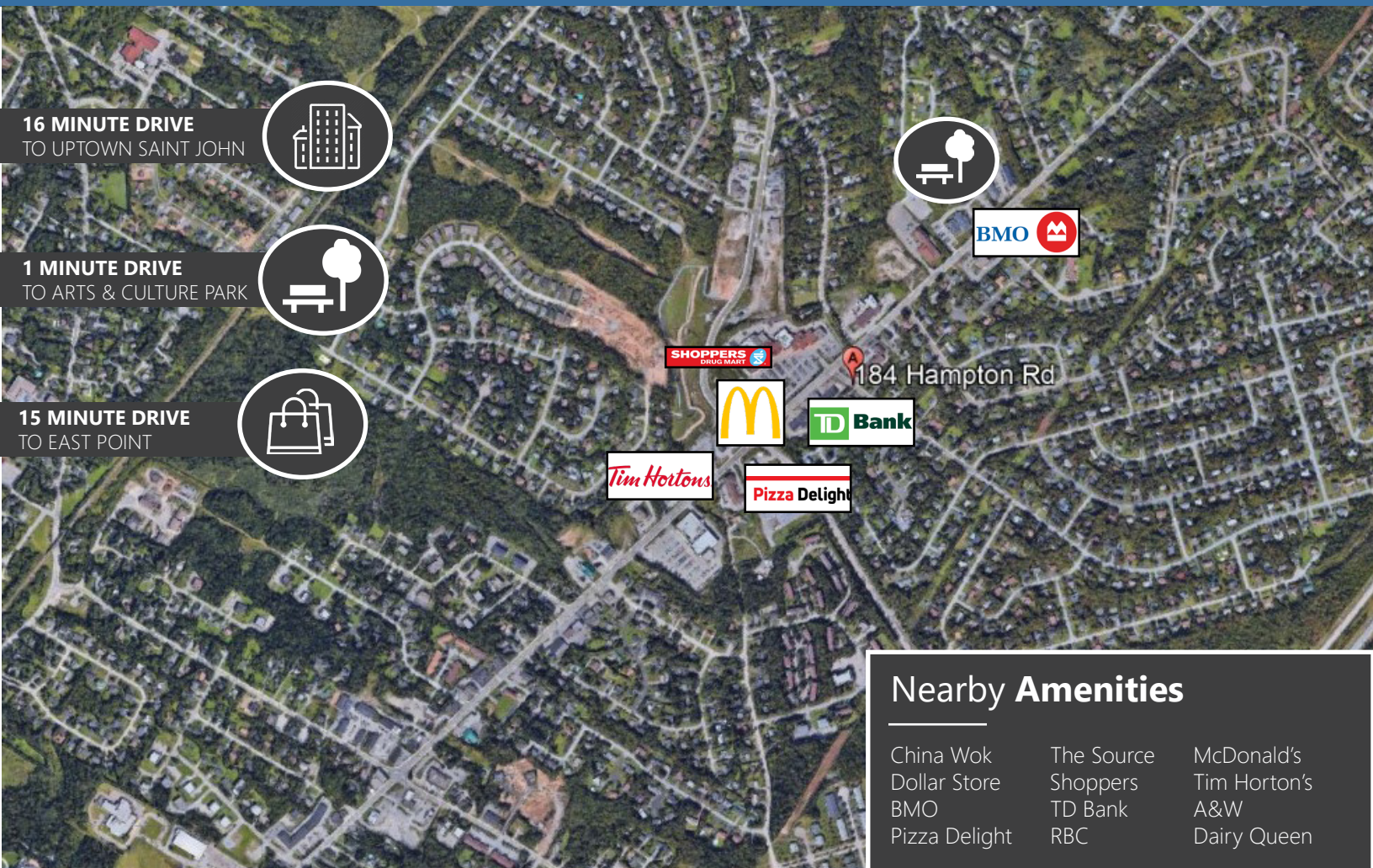
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### Nearby Amenities

China Wok	The Source	McDonald's
Dollar Store	Shoppers	Tim Horton's
BMO	TD Bank	A&W
Pizza Delight	RBC	Dairy Queen

## Quispamsis

“Quispamsis, New Brunswick, is situated along the breathtaking Kennebecasis and Hammond River waterways. This picturesque suburban community is located in southwestern New Brunswick, 22 kilometres northeast of the City of Saint John.

Quispamsis is a progressive, vibrant community with many attractive residential opportunities for all types of family units. Abundant recreational areas, quality schools, places of worship, retail and professional services are all within the Kennebecasis Valley.

Source: [Quispamsis.ca](http://Quispamsis.ca)

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