



BRUNSWICK
BROKERS
COMMERCIAL REAL ESTATE

**4,800 sq ft industrial building for sale
on 1.57 acres**

FOR SALE
26 Whitebone Way

Saint John | NB

Troy Nesbitt

26 Whitebone Way | Saint John, NB
Troy Nesbitt



Property Highlights

ASKING PRICE
\$960,000

4,800 sq ft Industrial Building for sale on 1.57 Acres. Recent exterior improvements and landscaping give this property great curb appeal.

Office area approx. 1,200 sq ft. Original warehouse area approx. 2,500 sq ft with 12' ceilings and 3 x 12' high grade loading doors. Newer warehouse addition of 1,080 sq ft with 16' ceilings and dock loading.

METAL ROOF: New portion 2019. Balance of roof approx. 1997 (original)
SECURITY SYSTEM with exterior cameras to remain

Well located near the entrance to the McAllister Industrial Park. Ideal location for companies in the energy sector or any industrial related business. The McAllister Industrial Park is growing with new construction nearby.



**MCALLISTER
INDUSTRIAL**



**DOCK & GRADE
LOADING**



**4,800 SF
SPACE**



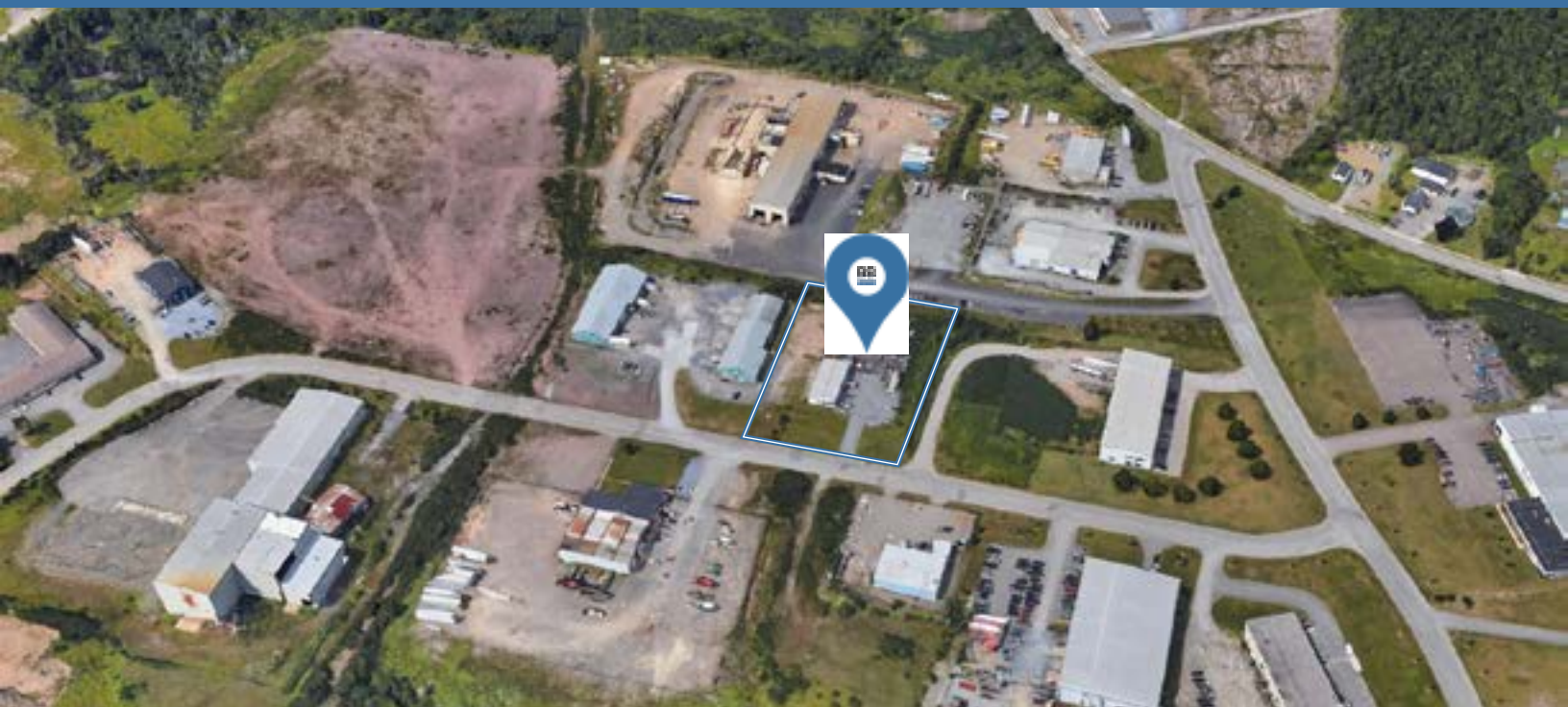
**1.57
ACRES**

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BROKERS

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LOCATION	McAllister Industrial Park
PID	55122410
ZONING	Medium Industrial
YEAR BUILT	1997
RENOVATED	2001 (addition)
LOT SIZE	1.57 acres
BUILDING AREA	4,800 SF
TOTAL FLOORS	1
GRADE DOORS	3 x 12' High
DOCK DOORS	1
CLEAR HEIGHT	2,500 SF with 12' and 1,080 SF with 16'
PARKING	Paved surface parking adjacent to building on both sides
ROOF	Metal
EXTERIOR WALLS	Metal and decorative stone
ASSESSED VALUE	\$481,300
TAXES	\$22,381
SALE PRICE	\$960,000



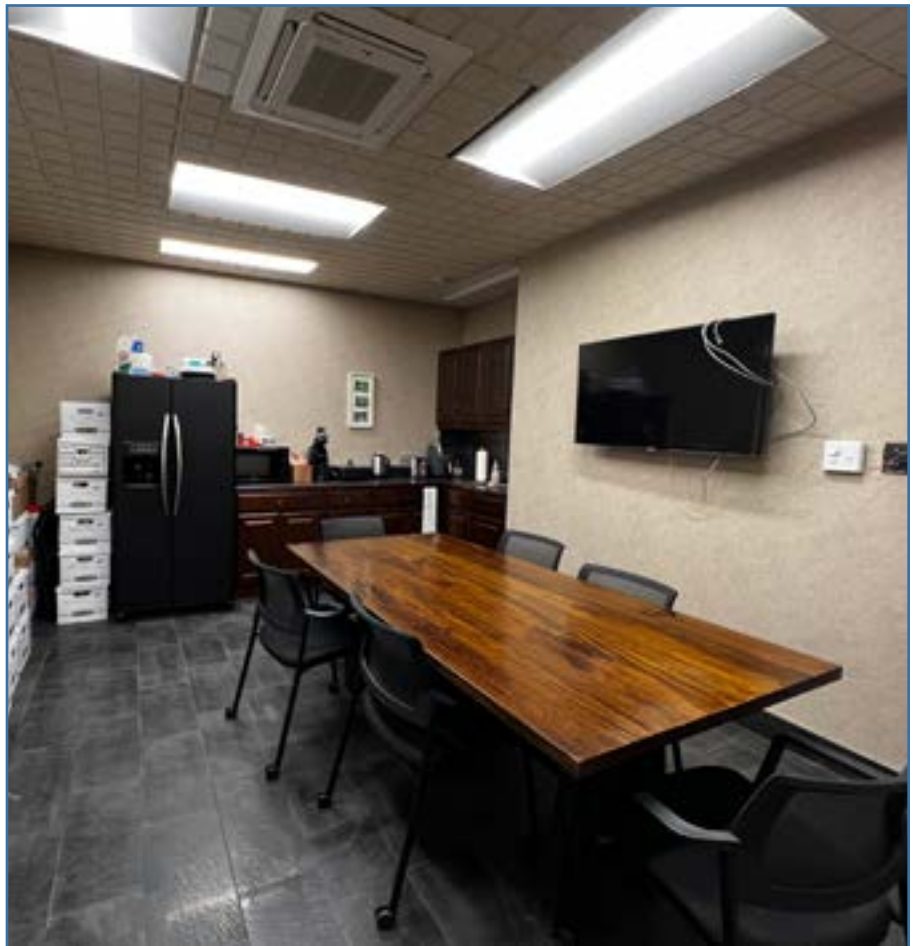
Property Photos

26 Whitebone Way | Saint John, NB
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Medium Industrial



12.2 Medium Industrial (IM) Zone

PlansJ

Municipal Plan Context

The Medium Industrial (IM) zone accommodates a broad range of compatible medium industrial uses, some of which may have outdoor storage or activities, and where any nuisance or risk factor should not extend beyond the boundaries of the lot.

The Medium Industrial (IM) zone is intended for land inside of the Primary Development Area that is designated *Heavy Industrial Area*. However, land in other appropriate designations could be zoned IM.



12.2(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following, which may include outdoor storage as an accessory, secondary or main use subject to paragraph 12.2(2)(a):

- Animal Shelter;
- Auction Facility;
- Business Support Service;
- Car Wash;
- Contractor Service, Household;
- Distribution Facility;
- Equipment Sales and Rental, Heavy;
- Fleet Service;
- General Contractor Service;
- Kennel;
- Landscape Material Supply;
- Light Industrial Use;
- Medium Industrial Use;
- Outdoor Storage, subject to paragraph 12.2(2)(a);
- Recreational Vehicle Sales and Service, Large;
- Recreational Vehicle Sales and Service, Small;



Saint John
Zoning Plan





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