



BRUNSWICK

BROKERS
COMMERCIAL REAL ESTATE

**Two Commercial and Residential
investment properties on
busy Lansdowne Avenue**

122-128 Lansdowne Avenue

Saint John | NB

Troy Nesbitt

122-128 Lansdowne Avenue | Saint John, NB
Troy Nesbitt



Property Highlights

SALE PRICE
\$985,000

Two commercial properties being sold together with ground floor retail and second floor apartments. Ground floor tenants are longer term. Apartments are in great shape with many recent upgrades. These retail and residential opportunities are hard to find. Good income from all four tenants.

Seller will provide income and operating expenses with signed NDA.



**GREAT
LOCATION**



**100%
OCCUPIED**



**PARKING
ON-SITE**

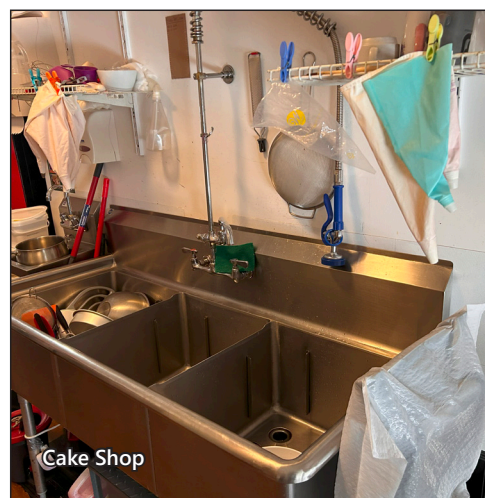
122-128 Landsdowne Avenue | Saint John, NB
Troy Nesbitt

Property Details

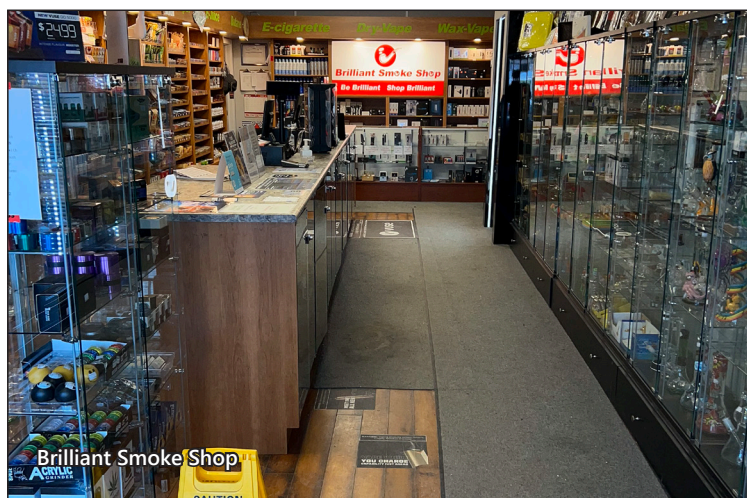


ADDRESS	122-128 Landsdowne Avenue
BUILDING SIZE	Each semidetached building is +/- 3,600 sf (including basement)
TYPICAL FLOOR SIZE	+/- 1,200 SF
CURRENT CONFIGURATION	Ground floor retail with second floor apartments and basement (one with full kitchen and bathroom)
TOTAL FLOORS	2
PARKING	Front of property parking for retail and rear parking with separate access for apartment tenants outside their back door
FOUNDATION TYPE	Concrete
STRUCTURE TYPE	Wood
EXTERIOR WALLS	Vinyl Siding
HVAC	Heat Pumps
ASSESSED VALUE	122-124 - \$215,200 126-128 - \$213,200
TAXES	122-124 - \$7,184.58 126-128 - \$ 7,116.88
SALE PRICE	\$985,000

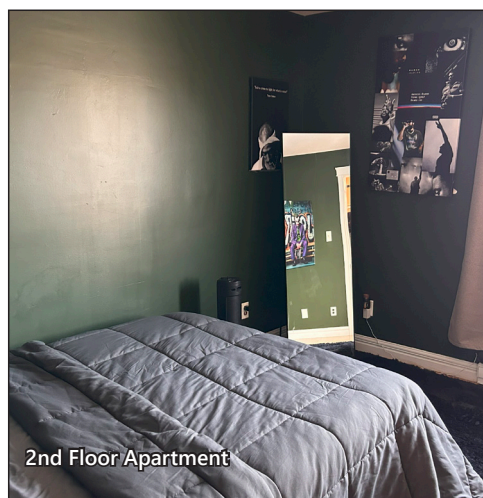
Property Photos - 122-124 Landsdowne Ave



Property Photos - 126-128 Landsdowne Ave



Brilliant Smoke Shop



2nd Floor Apartment



2nd Floor Apartment



2nd Floor Apartment



Storefront and Apartment Entry



122-128 Landsdowne Avenue | Saint John, NB

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