



BRUNSWICK

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COMMERCIAL REAL ESTATE

FOR SALE

61 King Street

Saint John | NB

Troy Nesbitt

61 King Street | Saint John, NB
Troy Nesbitt



Property Highlights

SALE PRICE
\$1,385,000

Looking for an opportunity to purchase a well managed building with many improvements but still has value to add? 61 King Street has two secure retail tenants (one has been there for more than 30 years) on the ground floor, a business centre office setup on floor two, and floors 3 and 4, formerly apartments, ready to redevelop.

The building has new roof, all new custom windows facing King Street, and the brick facade has been recently repointed. The building is fully sprinklered and has an elevator.

Similar buildings in the area have been beautifully improved with large open loft apartments commanding top rents based on location and walk-ability.



**ON BUS
ROUTE**



**LOCATED
UPTOWN**



**15,000
SQ FT**



**MIXED
USE**

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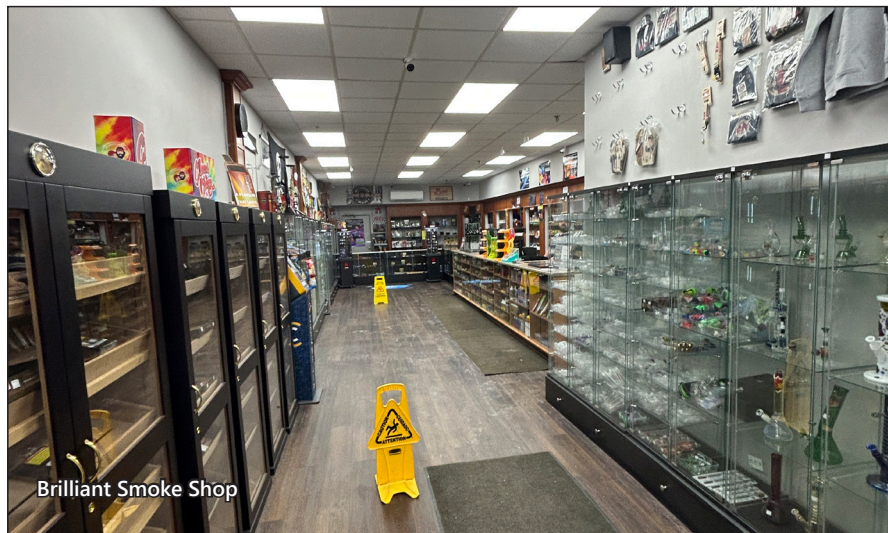
12 Smythe St, Suite 104
Saint John, NB
E2L 5G5

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LOCATION	Uptown - King Street
PID	00037069
BUILDING SIZE	15,000 SF
TYPICAL FLOOR SIZE	4,000 SF
CURRENT CONFIGURATION	Floor 1 - Retail Floor 2 - Office Floors 3 & 4 - Apartment Redevelopment Opportunity
PARKING	Street parking along King Street
WINDOWS	New in front - custom vinyl clad
ROOF TYPE	New 2022 - membrane
FIRE PROTECTION	Fully Sprinklered
OVERALL BUILDING CONDITION	Good
YEAR RENOVATED	2022
ASSESSED VALUE	\$222,000
TAXES	\$10,481.51

Ground Floor



Brilliant Smoke Shop



Lobby Elevator



Cowie and Son Jeweller



Cowie and Son Jeweller

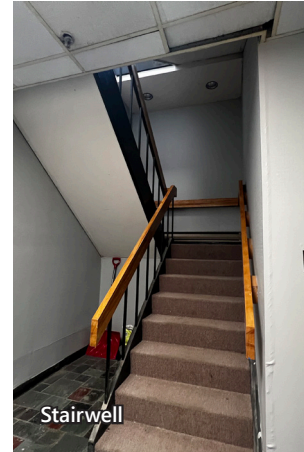


Front Facade of Building

Second Floor Office



Boardroom with Large Windows



Stairwell



Waiting Area

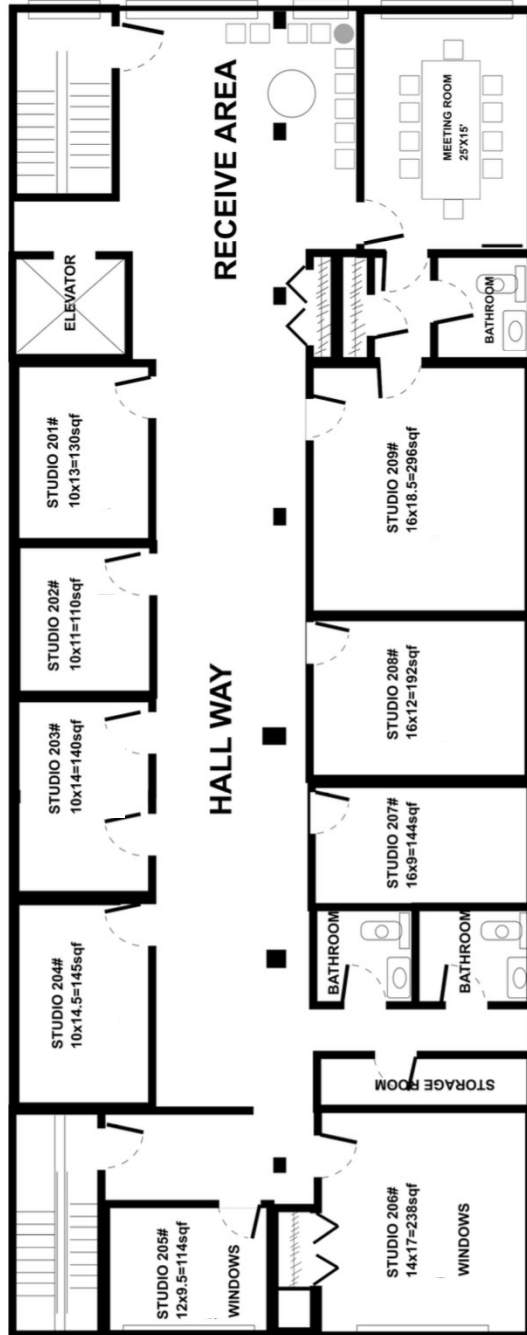


Accent Wall



Lobby Space

2nd Floor Office

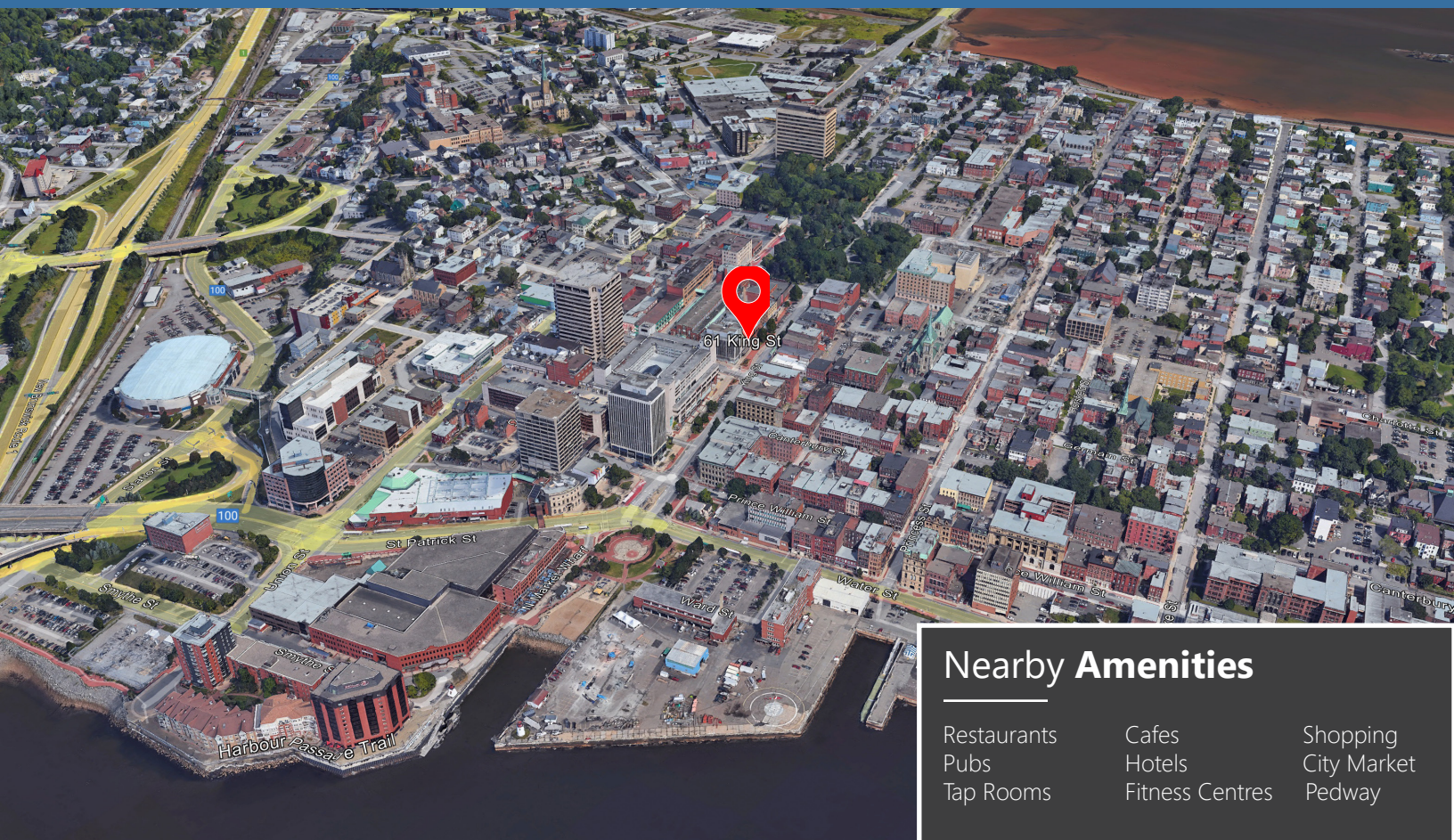


61 King street 2F

Third & Fourth Floor



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Troy Nesbitt



Saint John

2023 POPULATION	138,985
POPULATION INCREASE (2019 - 2023)	5.81%
MEDIAN AGE	44.4
AVERAGE HOUSEHOLD INCOME	\$74,000



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