

COMMERCIAL REDEVELOPMENT OPPORTUNITY  
Saint John, New Brunswick

# PLACE 400





# THE DETAILS



## THE PROPERTY

400 Main Street, Saint John, NB

**PRICE**      **REDUCED**  
~~\$6,200,000~~    \$3,100,000

**SIZE**  
159,989 sf

**PROPERTY TYPE**  
Redevelopment

**STATUS**  
For Sale

**Brunswick Brokers Limited** is pleased to present 400 Main Street "**Place 400**" in Saint John, New Brunswick.

160,000+/- s.f. building, situated on 3.2 acres of prime land. Although the existing building is a candidate for redevelopment, it is believed that the highest and best use for the 3.2-acre site is to demolish the existing structure in favour of a brand-new high-rise residential development. Initial investigations indicate that with a rezoning to high rise residential, up to 300 units could be built on the site.

The NEW REDUCED PRICE underscores the value of the land itself and offers a unique opportunity for developers to secure one of the last large development parcels close to the city's core. The property's strategic location at the gateway to uptown Saint John offers unparalleled access to the highway and all city areas. It is just steps away from the Harbour Passage walking trails and a short 15-minute walk to the uptown waterfront. The site promises stunning views of the Saint John harbour.



CENTRALLY  
LOCATED



TRANSIT  
ACCESSIBLE



CONNECTION  
TO HOTEL



# PROPERTY OVERVIEW

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## Existing Building

<b>STRUCTURE:</b>	Steel frame with brick exterior façade.									
<b>ROOF:</b>	Modified membrane. Nearing end of useful life.									
<b>HEATING:</b>	Waterloop heat pump system (135 units), oil-fired boilers located on 3rd floor. A single cooling tower located on rooftop.									
<b>ELECTRICAL:</b>	Four 1200 Amp, 347/600 Volt, 4 wire, 3 Phase switchgear units.									
<b>SPRINKLER:</b>	Combination of wet and dry sprinklers throughout with one preaction system in suite 1018.									
<b>ELEVATOR:</b>	Two traction-cable passenger elevators. One each at the east and west of the building. One hydraulic passenger elevator located in the central portion of the building									
<b>FLOORING:</b>	Combination of ceramic tile and carpet									
<b>PARKING:</b>	<p>227 spaces (including 7 handicapped). Additional parking through agreements with Holiday Inn and City of Saint John.</p> <table border="1"> <thead> <tr> <th></th> <th>Number of Spaces</th> <th>Ratio (Spaces per 1,000 sf)</th> </tr> </thead> <tbody> <tr> <td>Onsite Parking</td> <td>227</td> <td>1.42</td> </tr> <tr> <td>Onsite Plus Contract Parking</td> <td>400</td> <td>2.50</td> </tr> </tbody> </table>		Number of Spaces	Ratio (Spaces per 1,000 sf)	Onsite Parking	227	1.42	Onsite Plus Contract Parking	400	2.50
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Onsite Parking	227	1.42								
Onsite Plus Contract Parking	400	2.50								
<b>ACCESSIBILITY:</b>	The property offers barrier free access									
<b>COLUMN SPACING:</b>	30'5" x 30'5"									
<b>CEILING HEIGHT:</b>	15'5" to bottom of ceiling truss									





# LOCATION OVERVIEW





# Main Street Redevelopment

The city of Saint John, New Brunswick, is embarking on a transformative project to revitalize Main Street and improve accessibility for pedestrians and flow of traffic. The project aims to create a more vibrant urban environment, with a focus on safety and active transportation.

**Road Redesign:** Main Street, which leads directly in front of Place 400, will undergo significant changes. Two right-hand lanes will be closed to traffic, making way for cyclists and pedestrians. The redesign aims to calm traffic flow and enhance safety.

**Development Potential:** By prioritizing pedestrian access and safety, the city is signaling its commitment to creating a pedestrian-friendly environment. This move not only benefits existing residents but also makes Place 400 an attractive investment opportunity for future development.



Source: CBC News



## The Location

Place 400 is located in the north end of the City of Saint John at the corner of Main Street and Chesley Drive. Centrally located for quick access to all areas of the city. Within 1 km of Uptown Saint John. In close proximity to Lansdowne Place. Services in the vicinity include fast food and sit-down dining, shops and other professional services. In addition, a major city transit hub is located at Place 400.

### Holiday Inn



The property is conveniently connected internally to the neighboring Holiday Inn Express. Boasting 94 spacious suites with modern design, 4 meeting rooms with rentable equipment and catering, and a business centre. Complimentary high speed internet and hot breakfast is included with the stay.

### Harbour Passage



The “Harbour Passage” walking trail is just steps away from Place 400. Harbour Passage is a series of interconnected walking and biking trails, lookouts, and heritage sites that connect the north end of the city to the uptown. The cranberry trails (as it is known) provide views of Saint John Harbour and its active port. Interpretive structures and panels along the way bring Saint John’s vibrant shipbuilding and waterfront history to life.

### Highway Interchange



The Highway Interchange near Place 400 is a two-level interchange with two partial cloverleaves. Located directly behind the rear entrance and parking lot of the building, this interchange allows employees and visitors easy access while avoiding local traffic congestion. High pedestrian and vehicle traffic is expected during normal business hours, especially with the additional amenities that will be available within and in the immediate area around Place 400.



# The Location

Southwest View





# PID Map

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# PROPERTY PHOTOS

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# Aerial Photos



Uptown Saint John

Harbour Bridge

NB Route 1

Place 400

CANADA'S  
BEST VALUE 2021

LB  
RINK

H

PETROCANADA





**PLACE 400**

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