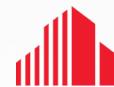


FOR SALE | FOR LEASE

1-15 Golden Grove Road  
Saint John, New Brunswick



CUSHMAN &  
WAKEFIELD  
Atlantic



## 37,000 SF COMMERCIAL LAND | LIST PRICE: \$369,000

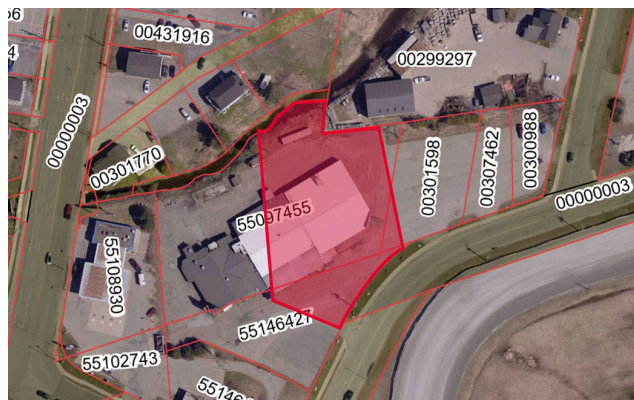
### Property Highlights

Situated within Saint John, NB sits 37,000 sf of commercial land primed for development in a growing commercial node.

- Vacant commercial lot offering 37,000 sf of development land, directly adjacent to the newly constructed Popeye's Louisiana Chicken.
- Located at the corner of Golden Grove Rd. and McAllister Dr.
- Heavy traffic area with great visibility, and proximate to the cities largest and busiest commercial node.
- Great selection of amenities nearby including access to the McAllister Mall, Parkway Mall, Eastpoint Shopping Centre, and the Westmorland Mall.

### Property Details

- **PID #:** Portion of 55097455, 55146427, 00301598
- **PAN:** 6373003
- **Zoning:** Corridor Commercial (CC)
- Property will be subdivided before closing date.



### Contact

MARC GOSSELIN  
Commercial Real Estate Advisor  
+1 506 636 1739  
mgosselin@cwatlantic.com





### Location Information

Situated on Golden Grove Road near the intersection with McAllister Drive within Eastern Saint John, and just 10 minutes from the downtown core (6.0 km). Strategically positioned on the outskirts of a bustling commercial node and residential neighbourhood with convenient access to an abundance of amenities including McAllister Place, Parkway Mall, East Point Shopping Mall and much more!

Strategically positioned near major thoroughfares including McAllister Drive, Rothesay Avenue, and Highway 1, allowing for quick and easy travel to surrounding areas including downtown Saint John.

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## Permitted Uses

### Corridor Commercial (CC)

The Corridor Commercial (CC) zone accommodates a wide range of vehicle oriented commercial and compatible light industrial uses along major thoroughfares.

- Accommodation
- Animal Shelter
- Auction House
- Bakery
- Banquet Hall
- Bar, Lounge, or Nightclub, subject to paragraph 11.5(3)(b)
- Business Office, subject to paragraph 11.5(3)(c)
- Business Support Service
- Cannabis Retail, subject to section 9.21
- Car Wash
- Catering Service
- Commercial Entertainment
- Commercial Group
- Communication Facility
- Contractor Services, Household
- Converted Accommodation
- Crisis Care Facility
- Day Care Centre
- Distribution Facility
- Emergency Services Facility
- Equipment Sales and Rental, Light
- Financial Service
- Fleet Service
- Funeral Service
- Grocery Store
- Health and Fitness Facility
- Health Services Laboratory
- Kennel
- Landscape Material Supply
- Medical Clinic
- Moving Services
- Personal Service
- Pet Grooming
- Place of Worship
- Private Club
- Recreational Vehicle Sales and Service, Large
- Recreational Vehicle Sales and Service, Small
- Recycling Bins
- Redemption Centre, subject to paragraph 11.5(3)(d)
- Restaurant
- Retail General
- Retail Warehouse
- Sales Centre, Model Home
- Self-Storage Facility
- Service and Repair, Household
- Service Station, subject to paragraph 11.5(3)(e)
- Technical or Vocational School
- Transit Terminal
- Vehicle Body and Paint Shop, subject to paragraph 11.5(3)(f)
- Vehicle Rental
- Vehicle Repair Garage, subject to paragraph 11.5(3)(f)
- Vehicle Sales and Leasing
- Veterinary Clinic
- Warehouse Facility

## Contact

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