



PRIME COMMERCIAL SPACE

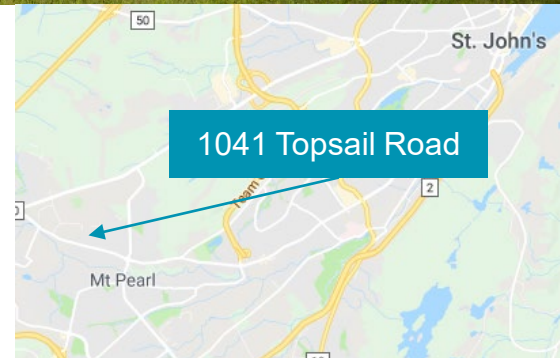
**+/- 4,200 sf Commercial Space Available for Sale**  
**Sale Price: Please Contact**

**Property Highlights**

- Unique opportunity to own a commercial building in a professional, well-maintained and high traffic area.
- The property offers +/- 0.60 acres of land with a building comprised of +/- 4,200 sf over two levels.
- Zoned “Commercial Mixed” which permits a wide variety of usages.
- The building main floor offers:
  - Reception area that can accommodate work stations;
  - Large board room;
  - Data closet and large storage area;
  - Six offices (one with a fireplace);
  - Full kitchen;
  - Washroom.
- On-site parking
- Security system in place.

**Location Information**

- Mount Pearl is part of the St. John’s metropolitan area and the second-largest city in Newfoundland & Labrador.
- The city continues to grow, with a population of 22,957 (2016).
- Home to a thriving business community, including operations in oil and gas, technology, transportation, manufacturing, craft, and retail.
- Amenities such as food and grocery are nearby, including Tim Hortons, McDonald’s and No Frills.
- Business community is growing, with the number of registered businesses increasing by 201 from 2015 to 2017.
- It is located minutes from the St. John’s International Airport with easy access to key transportation arteries.
- Close proximity to the Trans-Canada Highway and less than 15 minutes from downtown St. John’s.



For more information, please contact:

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Exterior Photos



Rear Parking Area



Back of the Building



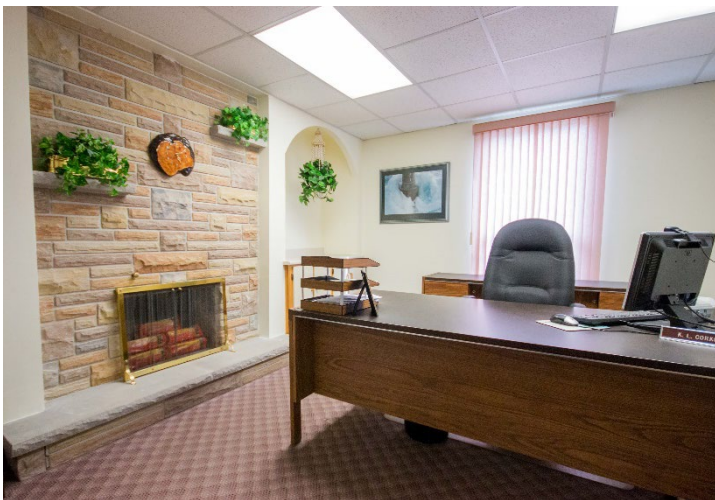
On-Site Parking (TBC)

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Side Parking Area



Interior Photos





**CUSHMAN &  
WAKEFIELD**  
Atlantic

FOR SALE

1041 Topsail Road

Mount Pearl, Newfoundland & Labrador

Site Plan

