



RETAIL/WAREHOUSE SPACE FOR LEASE

+/- 7,100SF AVAILABLE

94 ROTHESAY AVE

SAINT JOHN, NB

PROPERTY OVERVIEW



Located at the strategic intersection of Rothesay Avenue and Thorne Avenue, this highly visible location offers up to +/- 7,100 square feet of warehouse/retail space. This property includes two offices, an open and inviting retail space, a bathroom, and warehouse space for additional storage.

The property is conveniently situated only 6 minutes from the Uptown Saint John, on two major arteries leading to the city. With its location on both Rothesay Avenue and Thorne Avenue, the property provides easy access to major transportation routes, enhancing logistical efficiency for your operations.



LEASE RATE: \$14.00 psf Net
ESTIMATED ADDITIONAL RENT:

\$6.00 psf to be confirmed



AVAILABLE SPACE: +/- 7,100 sf

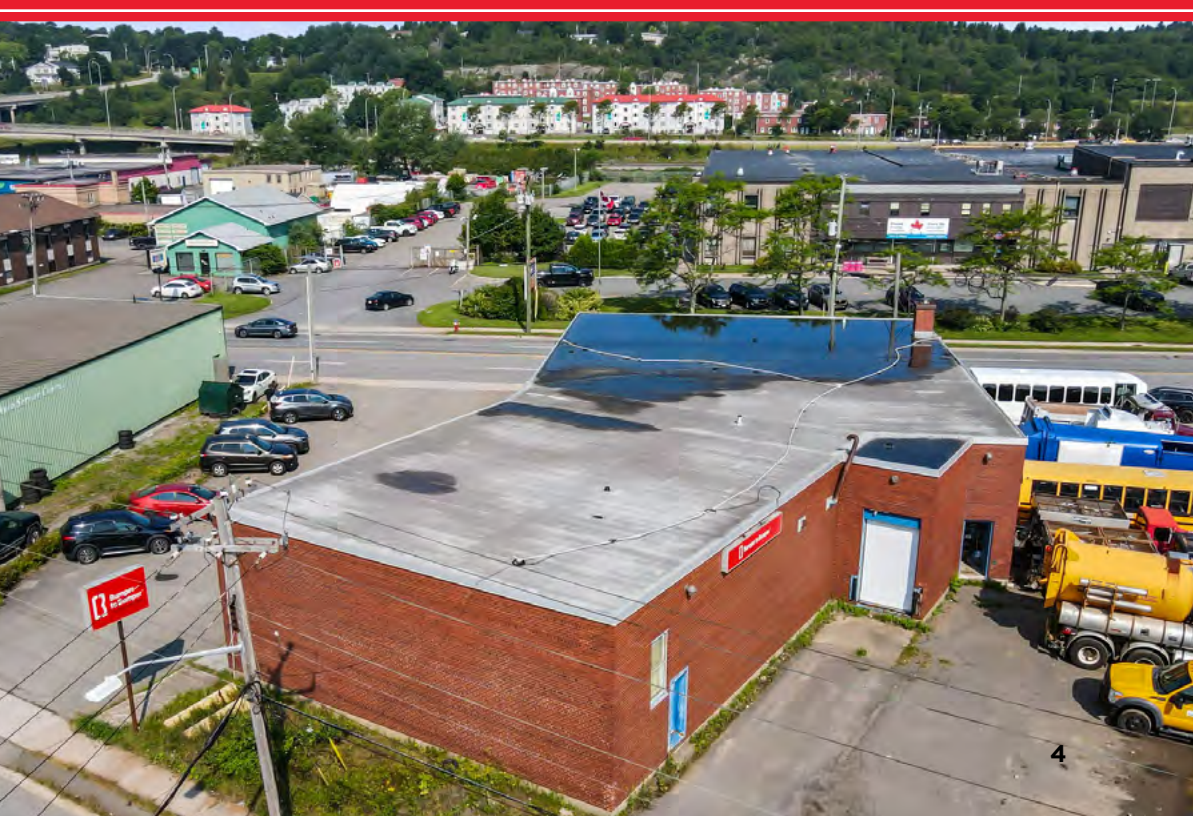
OPPORTUNITY HIGHLIGHTS

- **Total Space:** Offering +/- 7,100 square feet of flex space, this property provides generous room for both storage and operational needs.
- **Strategic Accessibility:** Positioned between Thorne Avenue and Rothesay Avenue, the property enjoys high visibility and easy access from two major thoroughfares, ensuring maximum exposure and convenience.
- **Ample Parking:** Accommodating both staff and visitors, the property boasts sufficient parking facilities. This ensures convenience and accessibility, mitigating any potential challenges related to parking availability for employees and clients alike.
- **Storage Solutions:** This location provides abundant warehouse space, offering versatile storage options and the potential for an integrated retail facility.
- **Loading Options:** Equipped with dock loading facilities, the property streamlines logistical operations by ensuring convenient access for loading and unloading, thereby boosting efficiency throughout your supply chain.



DRONE VIDEO



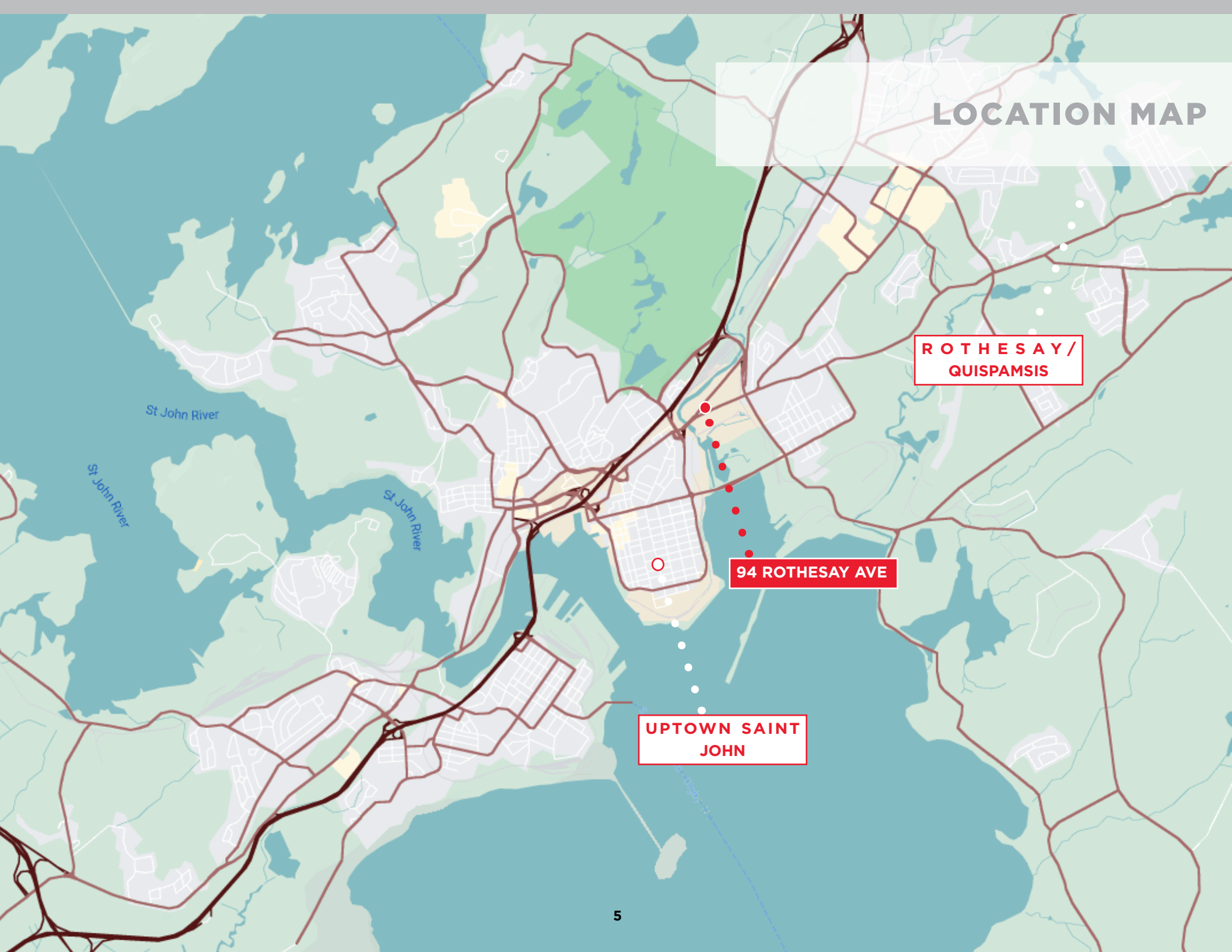


LOCATION MAP

**ROTHESAY /
QUISPAMIS**

94 ROTHESAY AVE

**UPTOWN SAINT
JOHN**





**CUSHMAN &
WAKEFIELD**
Atlantic



Head Office

120 Western Parkway, Suite 406
Bedford, Nova Scotia B4B 2V0
+1 902 425 1444
cwatlantic.com

Marc Gosselin

Commercial Real Estate Advisor
+1 506 636 1739
mogsselin@cwatlantic.com

Mike Watkins

Senior Associate
+1 506 653 3810
mwatkins@cwatlantic.com

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.