

40 ASHBURN LAKE ROAD



45,000 SF INDUSTRIAL PROPERTY FOR SALE | SAINT JOHN, NB

Cushman & Wakefield Atlantic is pleased to present this versatile industrial/flex property situated on 7.38 acres at 40 Ashburn Lake Road, Saint John, NB. This property offers a unique opportunity for investors and businesses looking to capitalize on the strong industrial market in the region. Positioned in a strategic location with easy access to major transportation routes, this property is well-suited for a variety of industrial, warehousing, and flex uses.



HIGHLIGHTS

- Excellent investment opportunity in a growing market.
- Strong cash flow potential with stable tenant base.
- Prime location with easy access to New Brunswick Route 1.
- Close proximity to downtown Saint John.
- Ample on-site parking and loading options.
- PID # 55186902
- **Stabilized NOI: \$549,241**
- **Annual Gross Revenue: \$663,111**
- **Annual Expenses: \$113,870**

