

FOR SALE
LIST PRICE \$580,000

82 GERMAIN ST

CONDO 101, SAINT JOHN, NB | 4,884 SF



**CUSHMAN &
WAKEFIELD**
Atlantic

The Opportunity

Two-level, multi-tenant commercial condominium spanning 4,884 sq. ft. of fully updated interiors, benefiting from extensive recent capital upgrades, an elevator, and dedicated parking. The property seamlessly pairs modern operational efficiency with historic architecture, positioned in the prime retail and commercial Heritage Preservation district.

The acquisition is structured for an investor or owner-occupier seeking maximum revenue with minimal operational friction. The commercial condominium controls two-thirds of the building's total revenue capacity while carrying only one-half of the overall property management and maintenance responsibility. The residential portion operates independently and carries the remaining half, maximizing commercial income while sharing structural and common-area overhead.

This property is perfectly suited for two types of buyers:

- Real Estate Investors

Acquire a centrally located, income-producing asset in Uptown. With multiple tenants in place, this commercial condominium offers stable revenue and strong long-term potential in a growing urban core.

- Owner-Occupiers

Why rent when you can own? While the building is currently 100% leased, this is an excellent opportunity for an uptown business to secure a strategic real estate investment today with the flexibility to occupy retail and/or office space in the future as tenancy requirements evolve.



Property Highlights

This 4,884 sq. ft. two-level commercial condominium is located in the iconic heritage building, The Fairweather. It includes ground and second floors with flexible multi-tenant layouts suitable for professional, retail, or service-based businesses. The building features a fully functional elevator for accessibility and has received significant upgrades in recent years.

- **PLUMBING:** Copper and PVC lines, along with some new PEX-style plumbing.
- **HEATING:** The property features a new natural gas furnace (2026) and baseboard hot water heaters.
- **ELECTRICAL:** Electrical Breaker panels. Understood to have adequate service for current uses.
- **PARKING:** Dedicated parking spots are included and can accommodate up to three vehicles.

PID	55236830 - Condo 10835
PAN	6698762
MLS	NB130266
List Price	\$580,000
Area	4,884 sf
Zone	CU (Uptown Commercial)

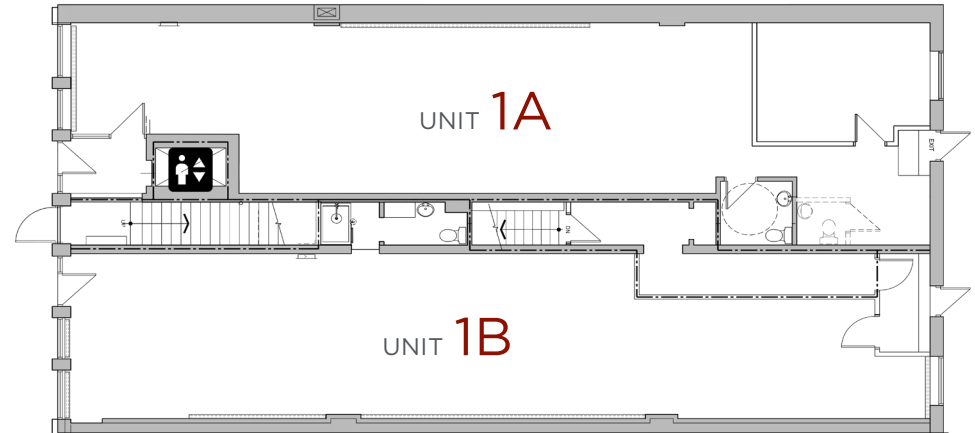
NOTE: The property is subject to the municipal Heritage Preservation By-law. This by-law regulates exterior renovations to ensure that heritage style and materials are utilized. An owner must obtain a certificate of appropriateness before proceeding with exterior renovations (facing the street) or new construction.



Floor Plans

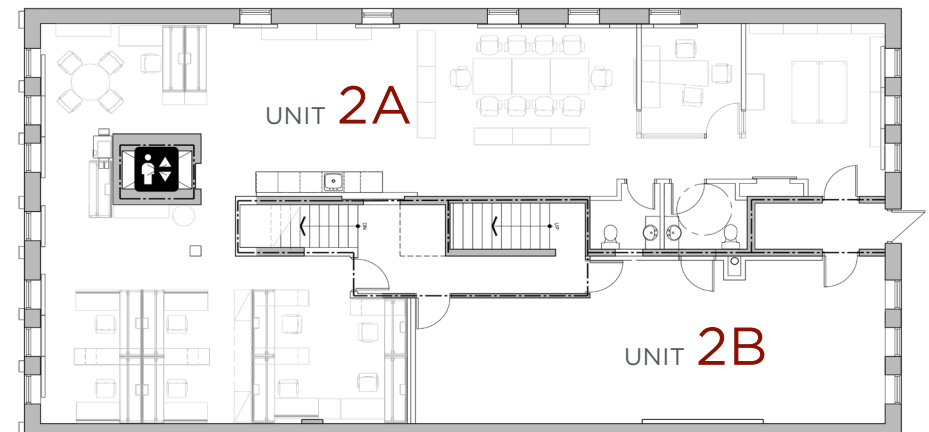
Ground Floor

UNIT	AREA	TYPE	STATUS
1A	1,281 sf	Retail Space	Leased
1B	1,110 sf	Retail Space	Leased

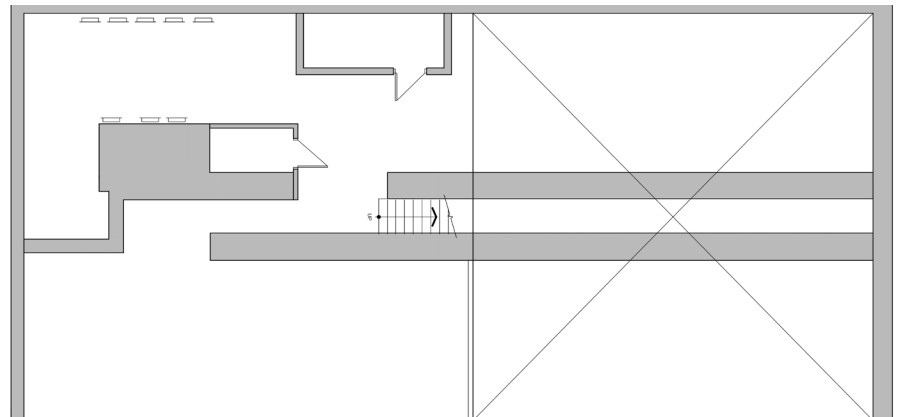


Second Floor

UNIT	AREA	TYPE	STATUS
2A	1,868sf	Office Space	Leased
2B	625 sf	Office Space	Leased



Basement



Location Map

The immediate neighbourhood includes commercial storefronts, office properties, and apartments. Over the past decade, private developers have introduced higher-quality apartments in repurposed commercial buildings. Notable nearby businesses include Italian by Night, the Feel Good Store, and Trinity Gallery.

Germain Street is considered one of Uptown Saint John's most charming areas. It is a short walk to the waterfront and features sidewalks. Nearby, a tree-lined street showcases well-maintained heritage homes. Paid on-street parking is available on Germain Street, and city transit stops are located on King Street.

3 min

TO HIGHWAY
ROUTE 1

11 min

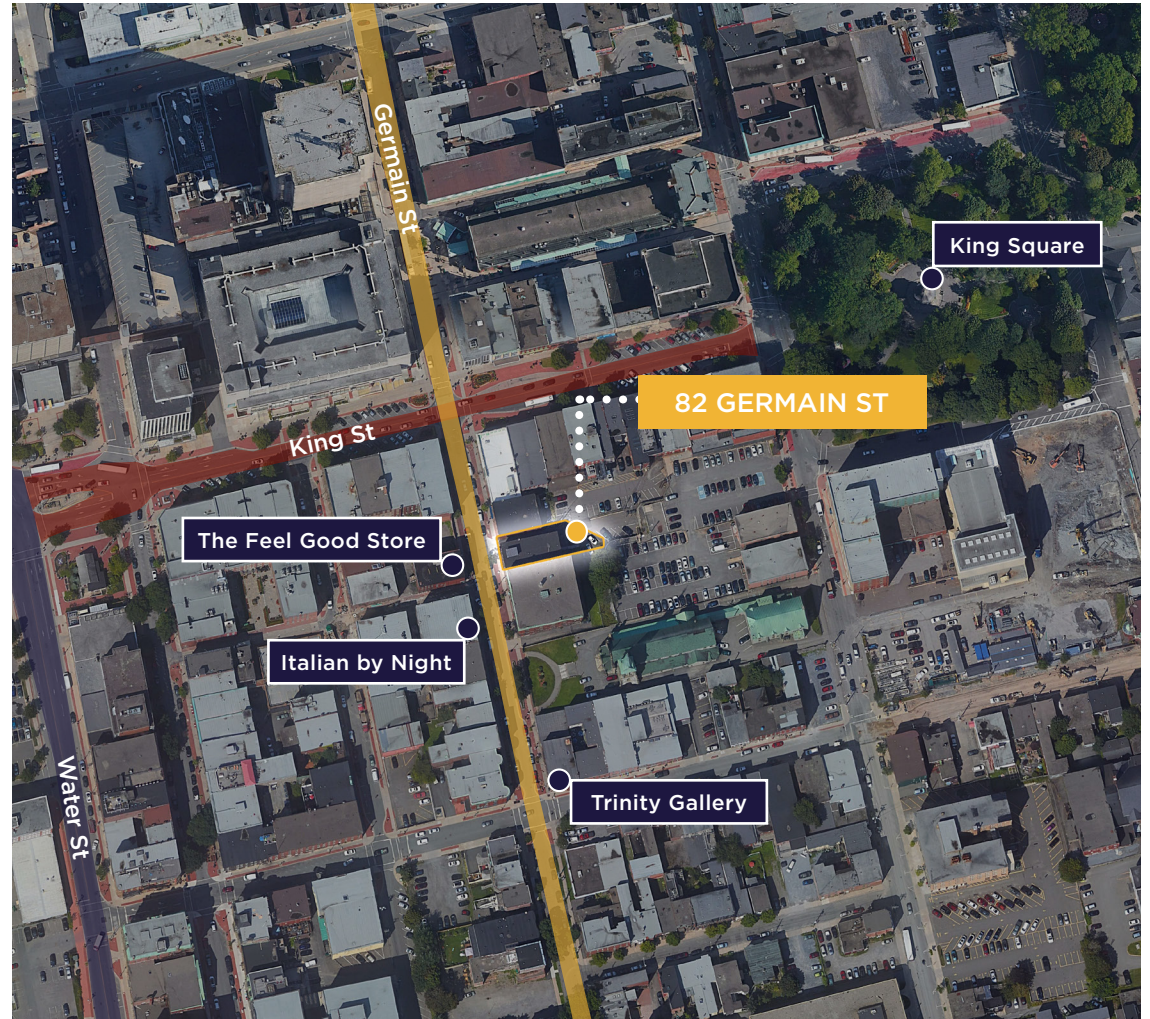
TO UNIVERSITY OF
NEW BRUNSWICK
SAINT JOHN

12 min

TO SAINT JOHN
REGIONAL HOSPITAL

24 min

TO SAINT JOHN
AIRPORT (YSJ)



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