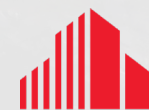


FOR SALE

30 STONEGATE DRIVE

SAINT JOHN, NB

67,963 SF BUILDING | 5.32 ACRES



**CUSHMAN &
WAKEFIELD**
Atlantic

OPPORTUNITY OVERVIEW

30 Stonegate Drive offers a rare combination of modern commercial space, luxury residential living, and deeded waterfront access. Built in 2009 and expanded in 2015, the property spans nearly 68,000 square feet across three levels, positioned on 5.32 acres overlooking Drury Cove. Its flexible zoning, strong tenancy, and future redevelopment potential make this an investment that balances stability with possibility.



- 67,963 sf building with warehouse, office, and residential space.
- 5.32 acres including 165 m of waterfront with private mooring.
- Business Park zoning, permitting a a wide variety of mixeduse applications.

ADDRESS	PID	Price
30 Stonegate Drive	55187736	\$10,000,000
65 Drury Cove Road	55221980	\$600,000
68 Drury Cover Road	55221998	\$450,000

PACKAGE PRICE
\$10,829,000

PROPERTY HIGHLIGHTS

Designed with efficiency and quality in mind, the building features concrete tilt-up construction, insulated panel systems, and in-floor radiant heating. The site offers a protected waterfront location with mooring and dock, along with an additional parcel of land for expansion or redevelopment.

BUILDING COMPOSITION

- **Warehouse:** 48,488 sf on two levels with three (3) dock-level loading doors.
- **Commercial/Office:** 14,756 sf, including 6,000 sf of modern office space.
- **Residential Condo:** 4,719 sf luxury residence featuring Thermador appliances, natural gas fireplaces, and panoramic cove views.

SITE FEATURES

- 165 metres of waterfront frontage with 100' dock in 8' of water.
- Additional 1.85 acre parcel currently used for parking with future potential.
- High-efficiency gas heating and a 2012 membrane roof replacement.

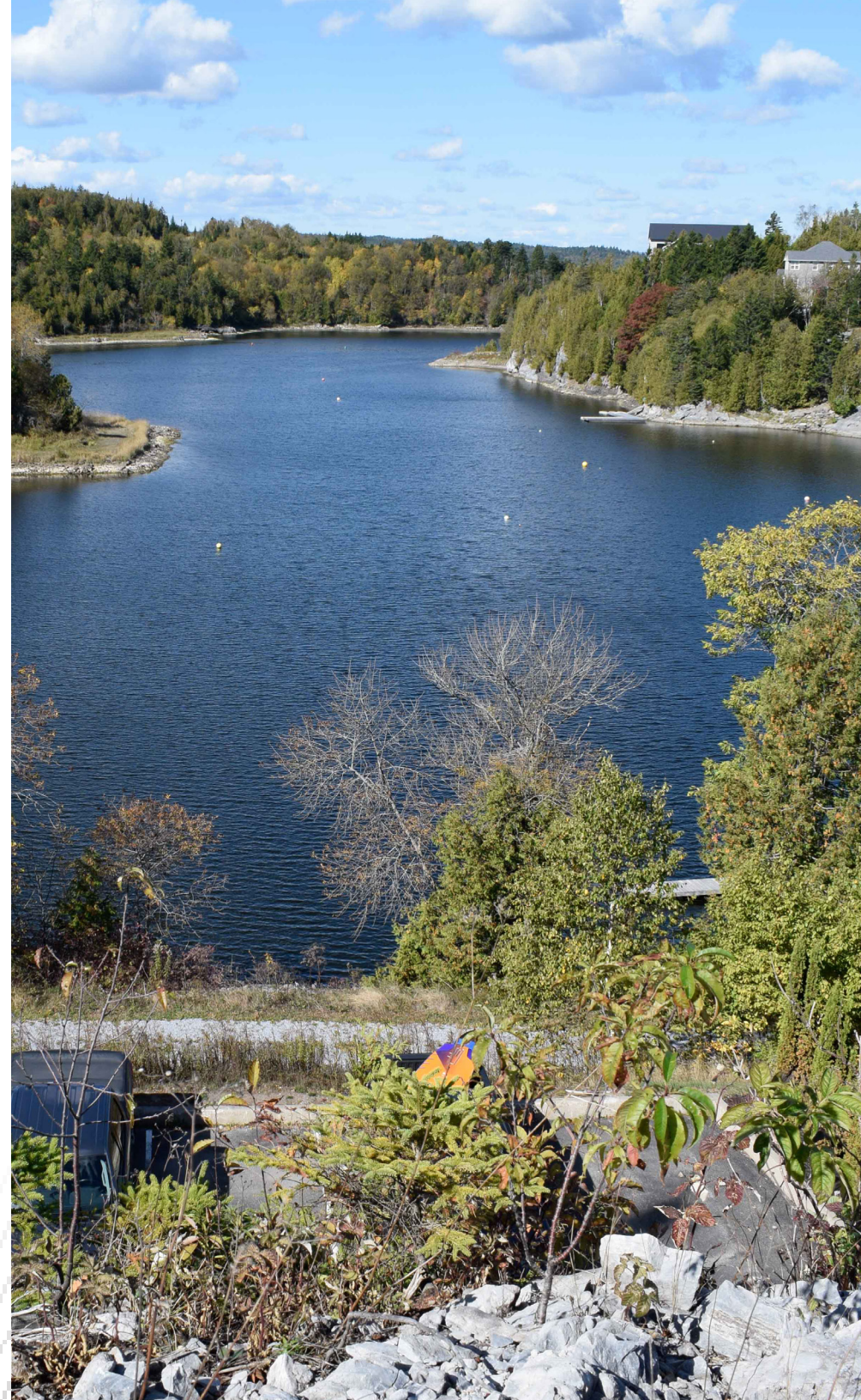


FINANCIALS & TENANCY

Currently, 100% of commercial space currently leased to New York Thermal (NTI). Net Lease expires December 31st, 2029. In addition to net rental rate, tenant pays directly nearly all operating costs of the property.

Long term uses for this building are limited only by one's imagination. When the commercial lease expires (December 31st, 2030), the entire front of building (3 levels) could be converted to multiple residential units (subject to zoning for non-owner occupied). Balance of building could continue to be leased for commercial use or repurposed.

- Fully leased to December 31st, 2030 (with tenant option to terminate 12 months early, i.e. December 31st, 2029).
- Net lease with tenant paying nearly all operating expenses.
- Financial details available to qualified purchasers.



SITE PLAN

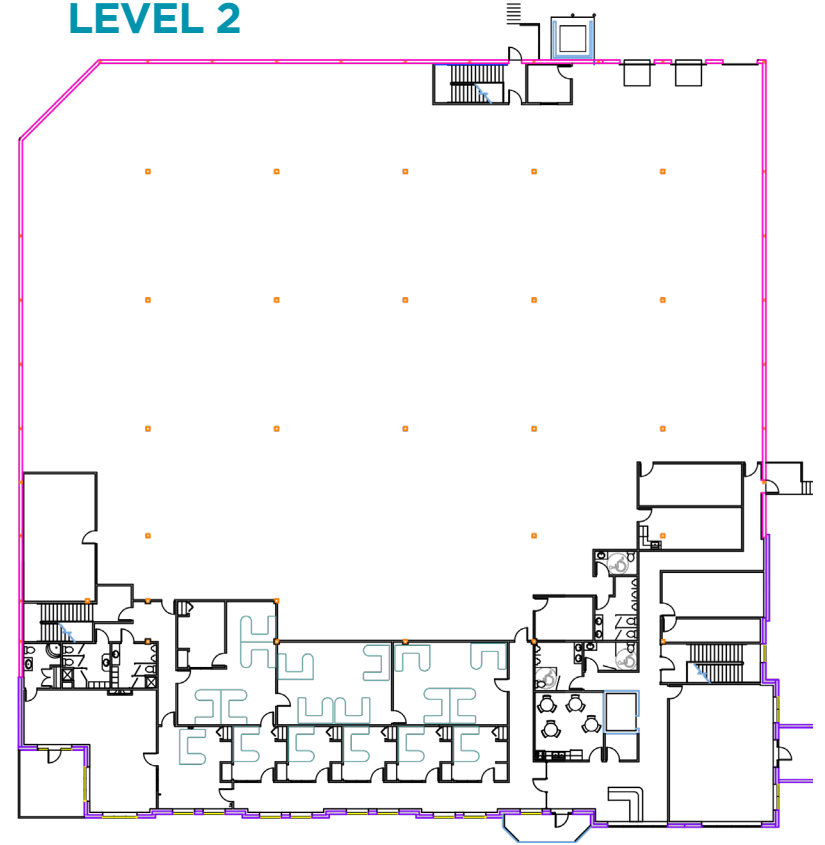


FLOOR PLANS

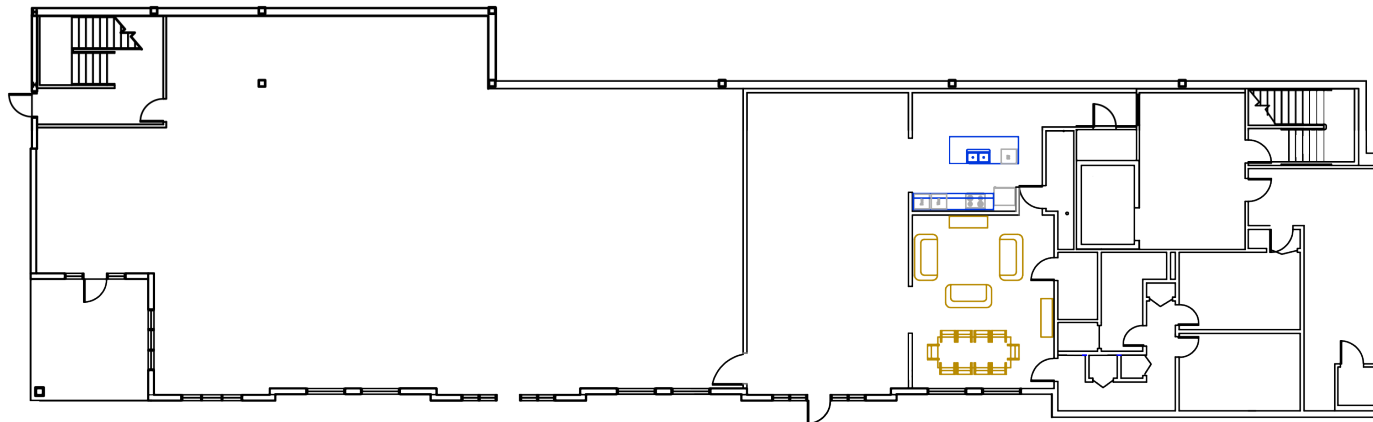
LEVEL 1



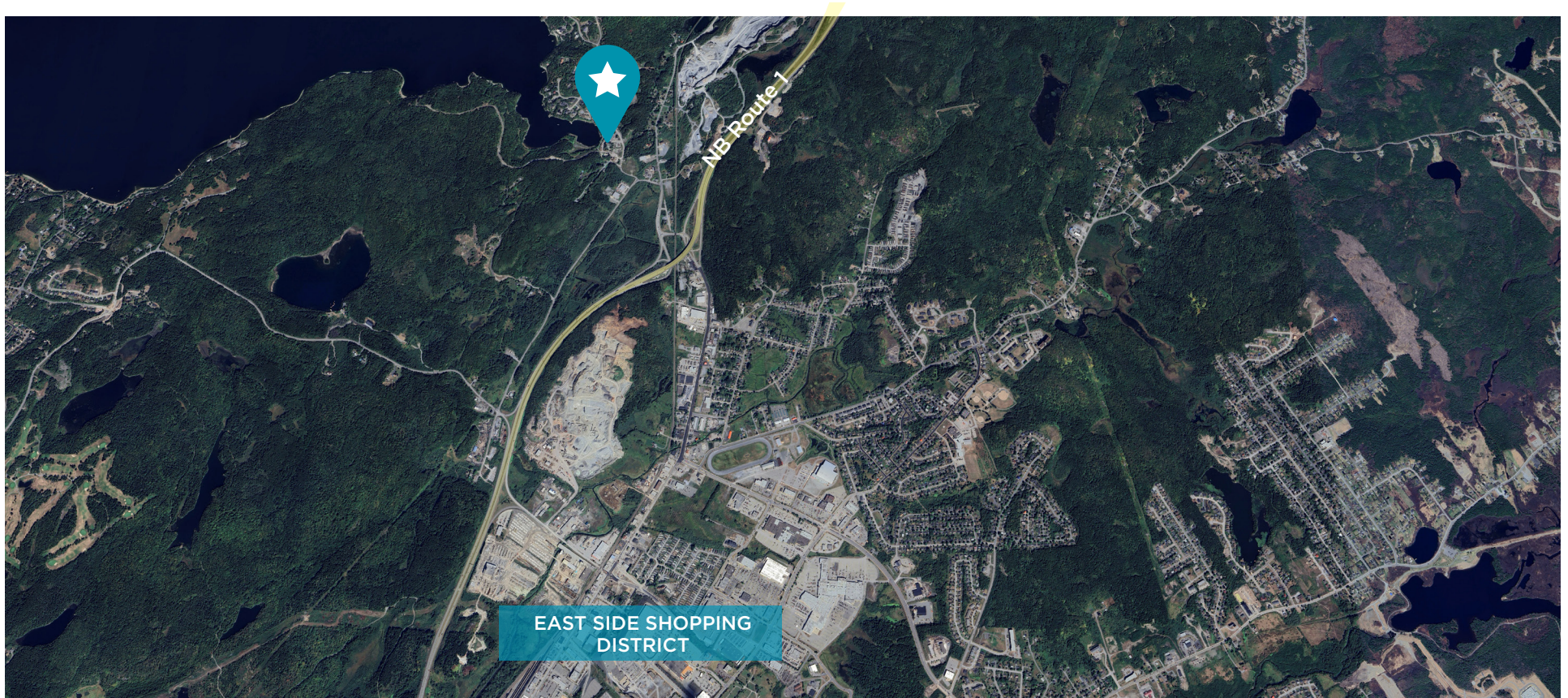
LEVEL 2



BASEMENT



LOCATION OVERVIEW



Drury Cove is one of Saint John's most exclusive waterfront communities, where high-end residences hug the Kennebecasis River. The setting offers both peacefulness and accessibility, with direct water access to the Saint John River system and Bay of Fundy, and just minutes from the urban amenities of Uptown Saint John.

- Exclusive residential enclave with natural surroundings
- Minutes to core city amenities and regional transportation
- Protected waterfront anchorage with access to open ocean.



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