

FOR LEASE



241 MILLIDGE AVE

UNIT 100, SAINT JOHN, NB

2,110 SF

 **CUSHMAN & WAKEFIELD**
Atlantic

PROPERTY FEATURES



NB138989

MLS

\$15.00 PSF SEMI-GROSS

LEASE RATE

UNIT 100

GROUND FLOOR

UTILITIES

TENANT RESPONSABILITY

2,110 SF

TOTAL SITE SIZE

LOCAL COMMERCIAL

ZONING

Commercial space located on the highly visible corner of Millidge Avenue and Spar Cove Road in the north end of Saint John.

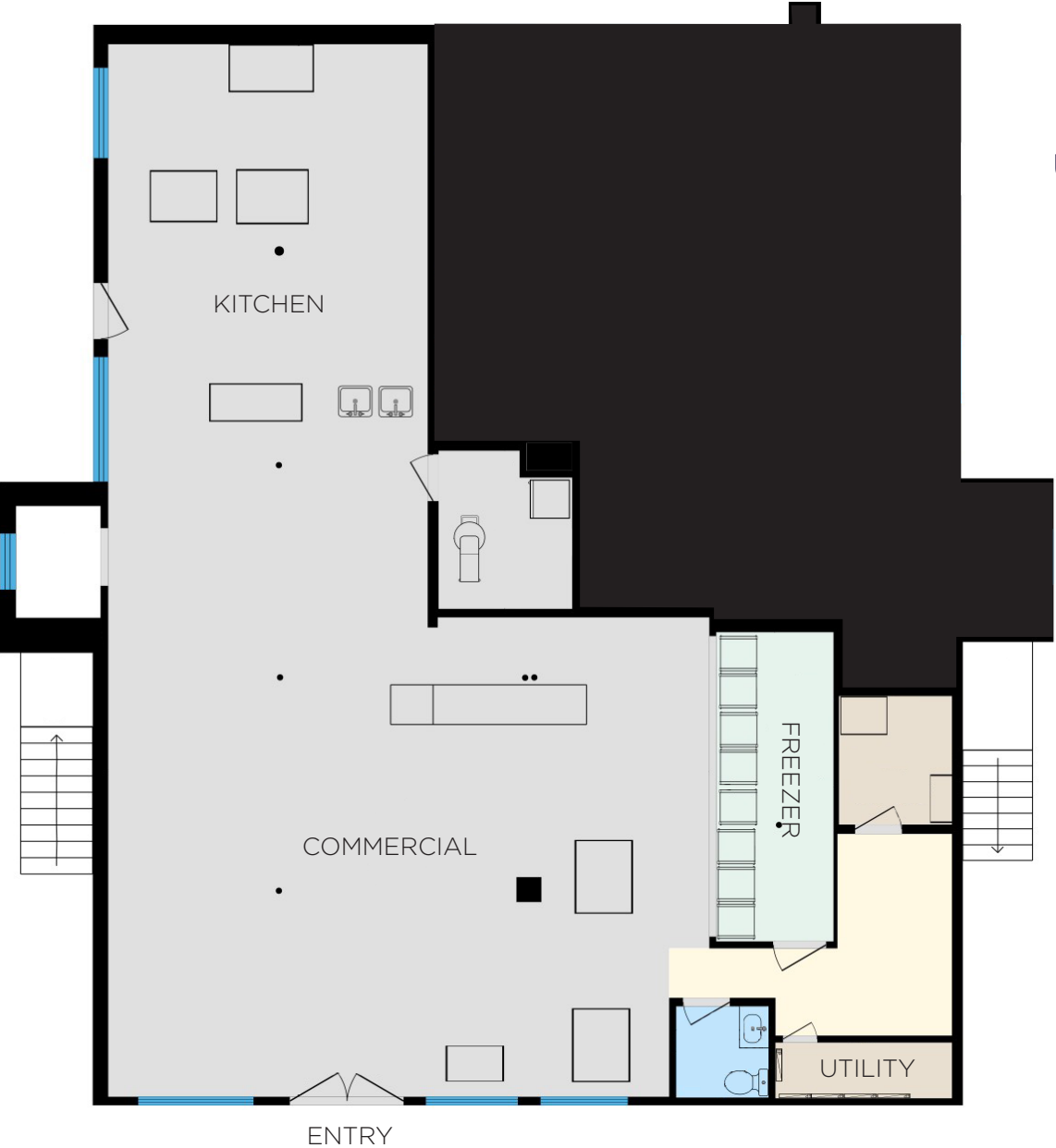
This ground-floor space of 2,110 sf features an open-concept layout, including a kitchen, freezer, and commercial area. Historically, this location has operated as a convenience store with food service, demonstrating strong viability for similar or complementary uses.

The unit benefits from excellent street visibility and on-site parking. This space is ideal for convenience retail, coffee shops, take-out restaurants, professional services, or health and wellness operators.



FRIENDLY'S 2ND FAMILY PROGRAM
U-TAKE U-BAKE ANY 3 FOR \$28.99
MADE FRESH 2 ORDER

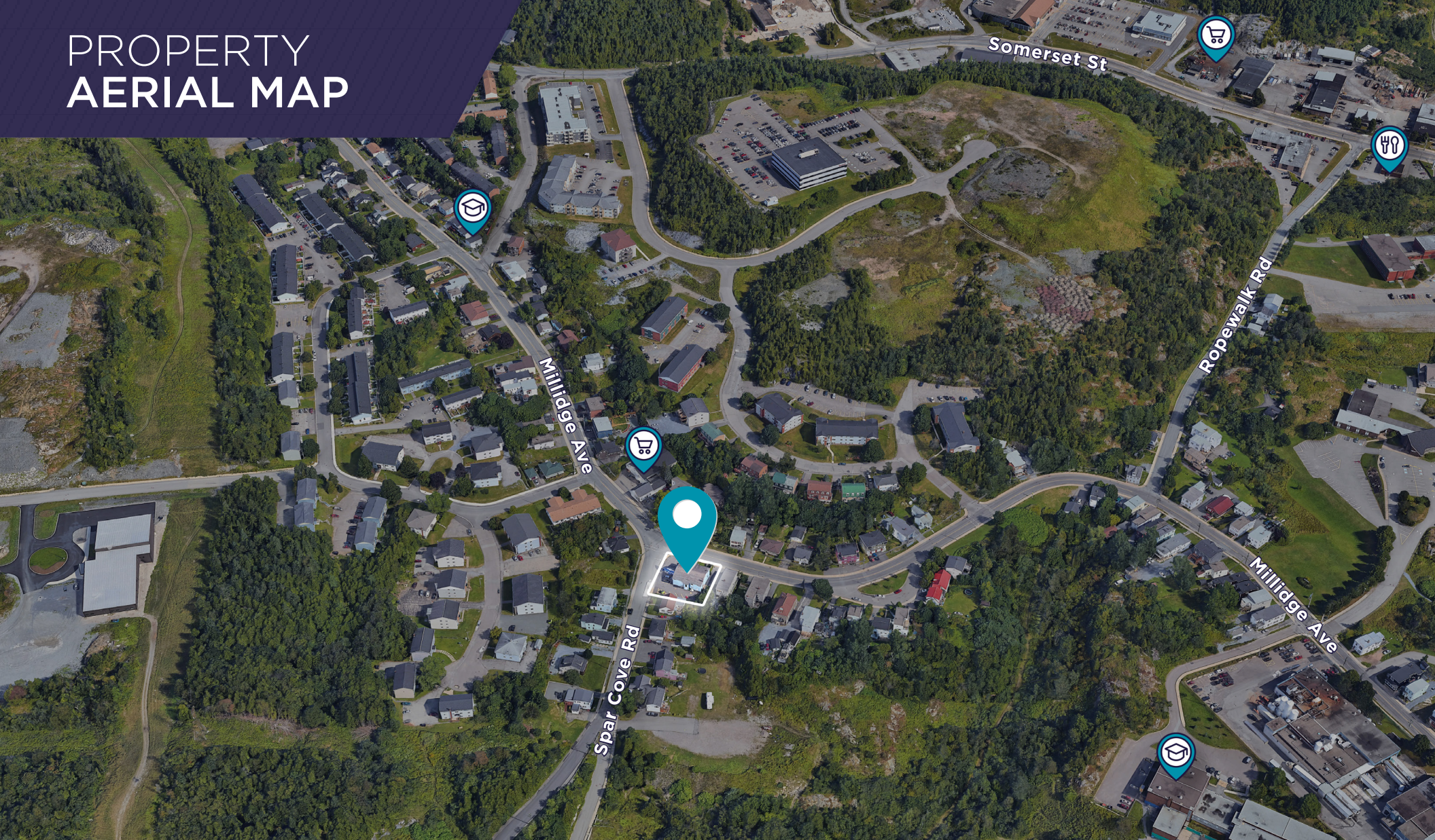
PROPERTY FLOOR PLAN



UNIT 100 | GROUND FLOOR

 3D VIRTUAL TOUR

PROPERTY AERIAL MAP



Located in the northern part of Saint John, Millidge Avenue is a busy arterial road that serves the surrounding residential neighbourhoods. Its corner location increases visibility for commercial tenants while providing convenient access for local residents.

The area enjoys a consistent residential population, strong demand for neighborhood retail, and proximity to important amenities.



Stephanie Turner
Associate Vice President
+1 506 333 3442
sturner@cwatlantic.com

Brock Turner
Commercial Real Estate Advisor
+1 506 608 8747
bturner@cwatlantic.com