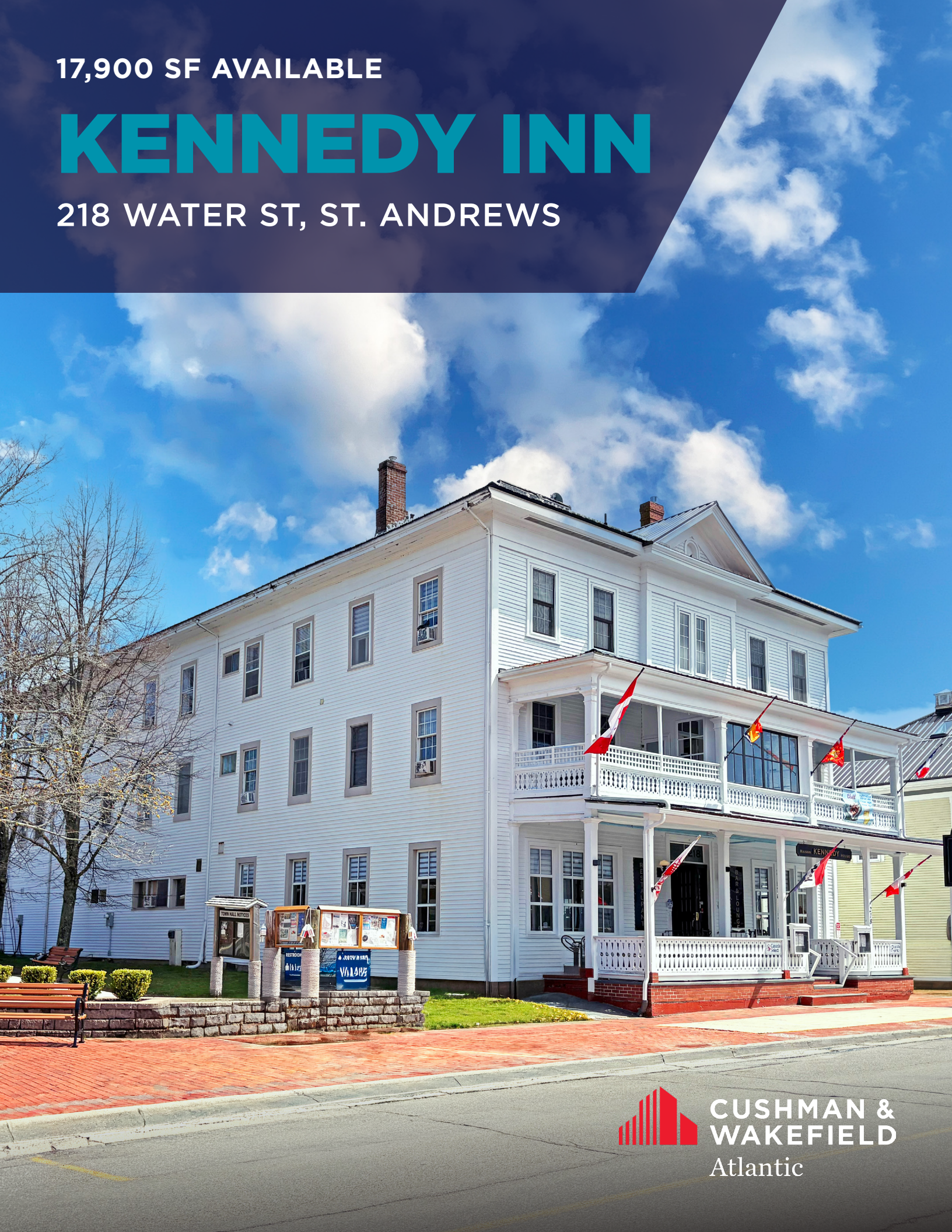
17,900 SF AVAILABLE

KENNEDY INN

218 WATER ST, ST. ANDREWS



CUSHMAN & WAKEFIELD
Atlantic

PROPERTY OVERVIEW

Positioned in the heart of the iconic seaside destination of **Saint Andrews by-the-Sea**, New Brunswick. Maison Kennedy House presents the opportunity to acquire a fully operational, year-round hospitality asset in one of Atlantic Canada's most sought-after resort markets.

Operating continuously since 1881, this landmark property is recognized as Atlantic Canada's oldest summer hotel, offering a unique blend of heritage charm and modern guest amenities. The inn features **25 well-appointed guest rooms and suites**, ranging from efficient two-person accommodations to spacious king suites complete with separate living areas. All rooms include full en-suite bathrooms. The property maintains consistent occupancy year-round, with demand supported by extended-stay guests such as out-of-town professionals and New Brunswick Community College students through the winter months, providing stable revenue beyond peak tourism periods.

The property's food and beverage component is a key driver of both revenue and local engagement. A recently renovated bar and restaurant offers a modern up-scale vibe with a diverse menu including gourmet burgers, fresh seafood, and casual fare. Guests and patrons enjoy indoor dining, a relaxed lounge setting, and a highly desirable covered veranda with water views that draws in crowds the peak tourism months rain or shine.

HIGHLIGHTS

- Year-round operation with strong seasonal upside.
- Established reputation and repeat clientele.
- Live entertainment programming during summer months.
- Prime location within walking distance to waterfront, retail, and attractions.
- Turnkey opportunity with historic branding and operational infrastructure in place.
- Various revenue streams including retail premises at rear leased to a 3rd party.

This boutique hotel presents a strong investment opportunity characterized by exceptional fiscal momentum and operational excellence. Following a comprehensive renovation and modernization of the bar and dining areas, the property has experienced a dramatic surge in performance, with total revenues climbing. The business delivers a robust bottom line providing ample return for an innkeeper or couple to draw a highly attractive salary while maintaining healthy operational reserves. Efficiency is at the core of this enterprise, supported by an excellent complement of dedicated staff who ensure seamless daily operations and high service standards.

Kennedy House has served generations of visitors and locals alike, offering a timeless hospitality experience in a premier coastal setting. This is a compelling opportunity for investors or owner-operators seeking a character-rich asset with proven performance in a high-demand tourism market.

*Financial package available to buyers who sign NDA.

NB139241
MLS

17,900 SF
SIZE

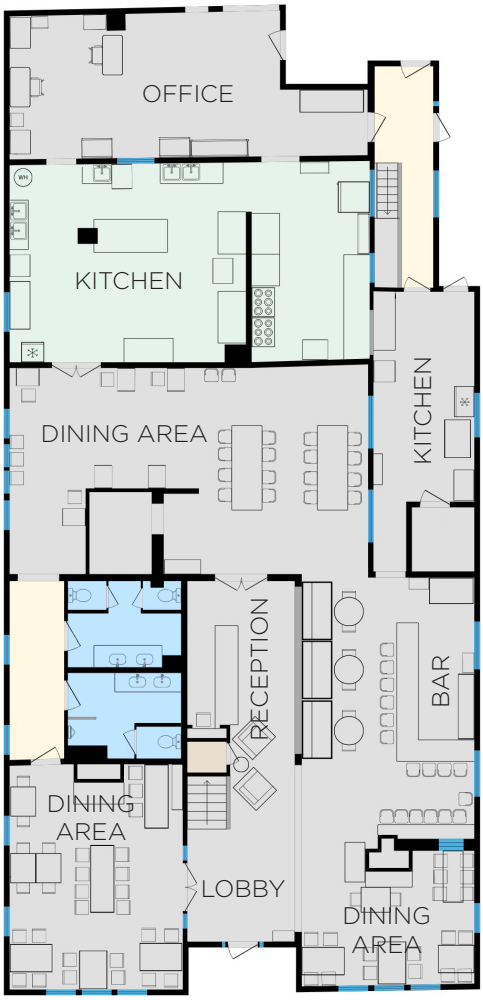
$3,250,000
SALE PRICE

150 GUESTS
CAPACITY

FLOOR PLAN

PARTIAL VIRTUAL TOUR*

MAIN FLOOR

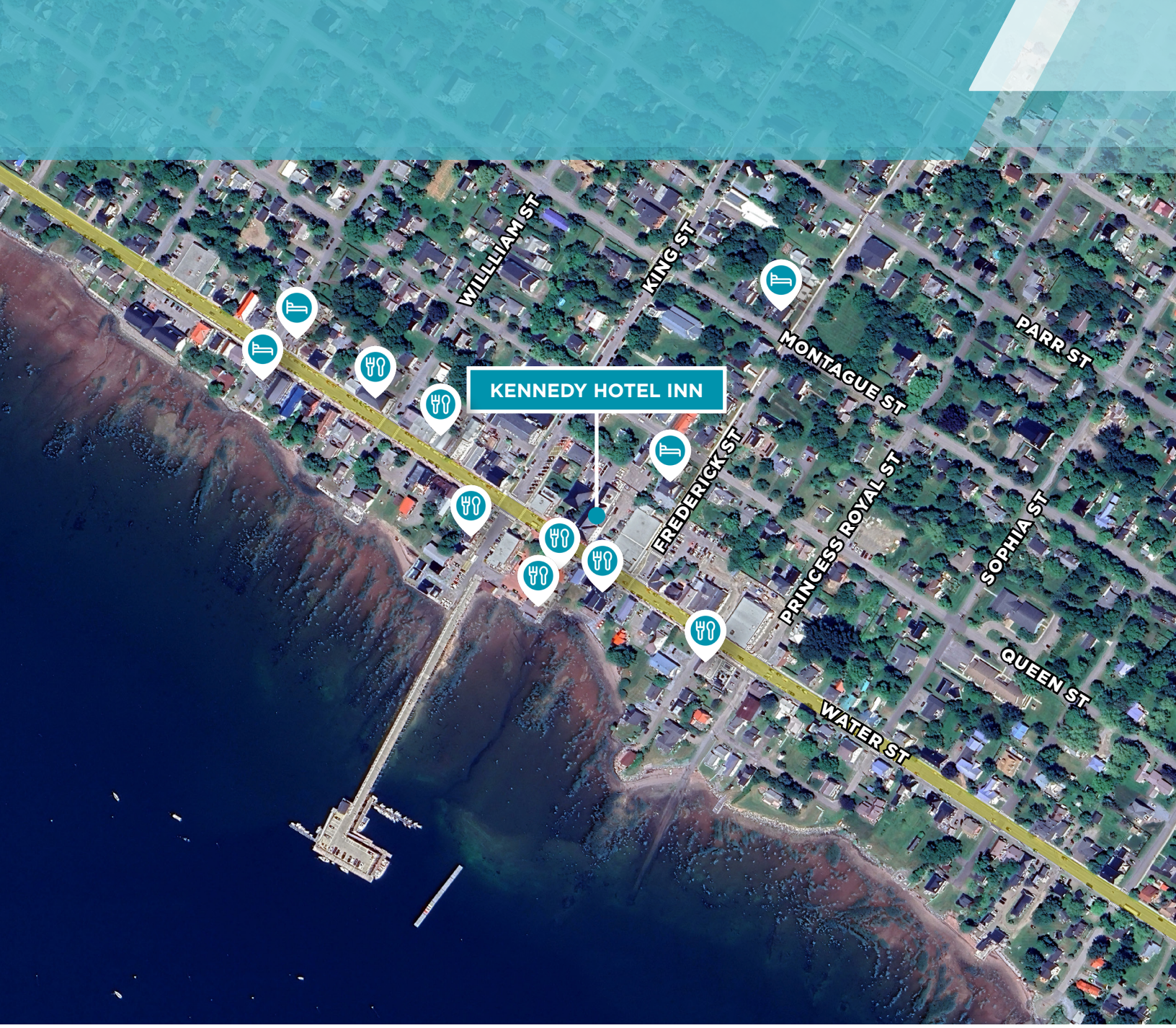


SECOND FLOOR

*The virtual tour covers the Main floor and part of the Second floor. The Third floor is excluded.

PHOTO GALLERY

PHOTO GALLERY



LOCATION MAP

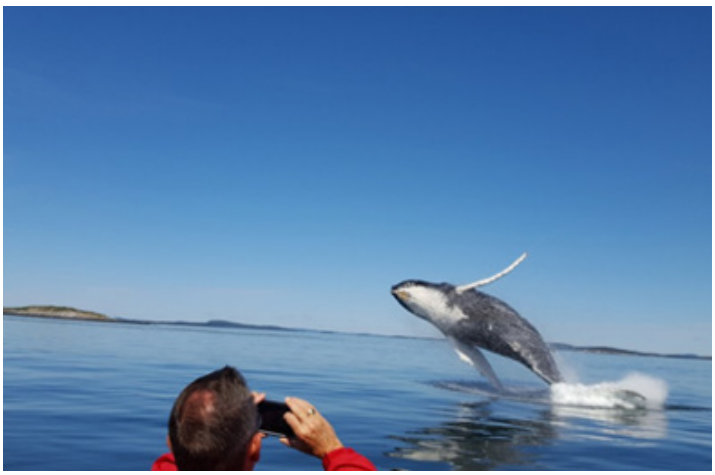
Located on the iconic Water Street, this property enjoys excellent visibility in the town's main commercial and tourism corridor. St. Andrews is well-known for its waterfront views, historic architecture, boutique shops, and lively hospitality scene.

The property's strategic location attracts significant tourist traffic during the peak season while also appealing to visitors year-round. This year-round interest is fueled by local events, business travel, and regional tourism.

THE ALLURE OF THE MARITIME EXPERIENCE

New Brunswick offers a rare combination of accessibility and escapism. Unlike over-saturated tourist markets, New Brunswick's resort towns like St. Andrews-by-the-Sea retain an authentic, unhurried charm.

- As an owner, you're not simply offering a room, you're curating an experience: mornings filled with salt air, days shaped by fresh, locally sourced seafood, and afternoons spent wandering vibrant shops, boutiques, and lively sidewalks.
- The resort town of Saint Andrews is a true destination, drawing a loyal following of repeat visitors from across New England, Quebec, and Ontario… guests who return year after year for its rare blend of coastal charm and rich Loyalist heritage.
- The community offers a surprisingly diverse number of attractions for it's size: world renowned golf course, aquarium, botanical garden, whale watching, art galleries & museums including the historically significant Ministers Island (accessible only by a tidal causeway).
- St. Andrews by-the-sea's tourism program offers numerous festivals and events that bring visitors from near & far throughout the year. The list includes:
    - Paddlefest Music Festival (May Long Weekend): Live music, workshops, and outdoor activities.
    - Fundy Pirate Fest (July): Features parades, boat races, and performances.
    - Canada Day & NB Day Celebrations: Community events and celebrations.
    - Artist-by-the-Sea: Art-focused events.
    - Indulge Food & Wine Festival (October): A premier food festival featuring local cuisine.
    - Sparkle By-The-Sea (December): Holiday-themed events and community festivities.
    - Winter Warmer / Socials: Mid-winter music festival.



STRATEGIC MARKET ADVANTAGE

Investing in New Brunswick real estate offers a strategic entry point that many other coastal regions can no longer provide.

- Compared to coastal properties in Maine, Nova Scotia or British Columbia, New Brunswick offers exceptional value. You can acquire historic, architecturally significant properties at a lower costs than other resort markets.
- While summer is the crown jewel, the rise of “slow travel” and winter wellness tourism (think nordic spa and cozy fireplace retreats) is extending the traditional shoulder seasons, providing a more robust year-round demand.

STEPHANIE TURNER
Associate Vice President
+1 506 333 3442
sturner@cwatlantic.com

CUSHMAN & WAKEFIELD
Atlantic

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