



FOR SALE

**61 BAYSIDE DR**

SAINT JOHN, NB | 2,226 SF BUILDING



**CUSHMAN &  
WAKEFIELD**  
Atlantic



# PROPERTY HIGHLIGHTS

 **NB142822**  
MLS

 **\$799,000**  
SALE PRICE

 **2,226 SF**  
BUILDING SIZE

 **10.5'**  
CEILING HEIGHT

 **COMMERCIAL**  
ZONING

 **8**  
PARKING SPOTS

The property is located in one of Saint John's **premier commercial and industrial areas**. It offers functional space, excellent accessibility, and a strategic location, making it ideal for an office or various commercial users.

The building features prominent signage in the front yard, ample on-site parking, and heating provided by electric and heat pump systems.

The main floor offers 2,226 sf of functional space with 10.5-foot ceilings and large windows that allow for natural light. The space includes three offices and one boardroom with glass walls, a reception area, a waiting area, a showroom, as well as a washroom and kitchenette. There is also the opportunity to add three cubicle offices.

Additionally, there is an unfinished basement, which has the potential to be converted into offices or used for storage, providing further opportunities for future development.

*Note: The furniture and equipment are not included, but can be sold separately.*



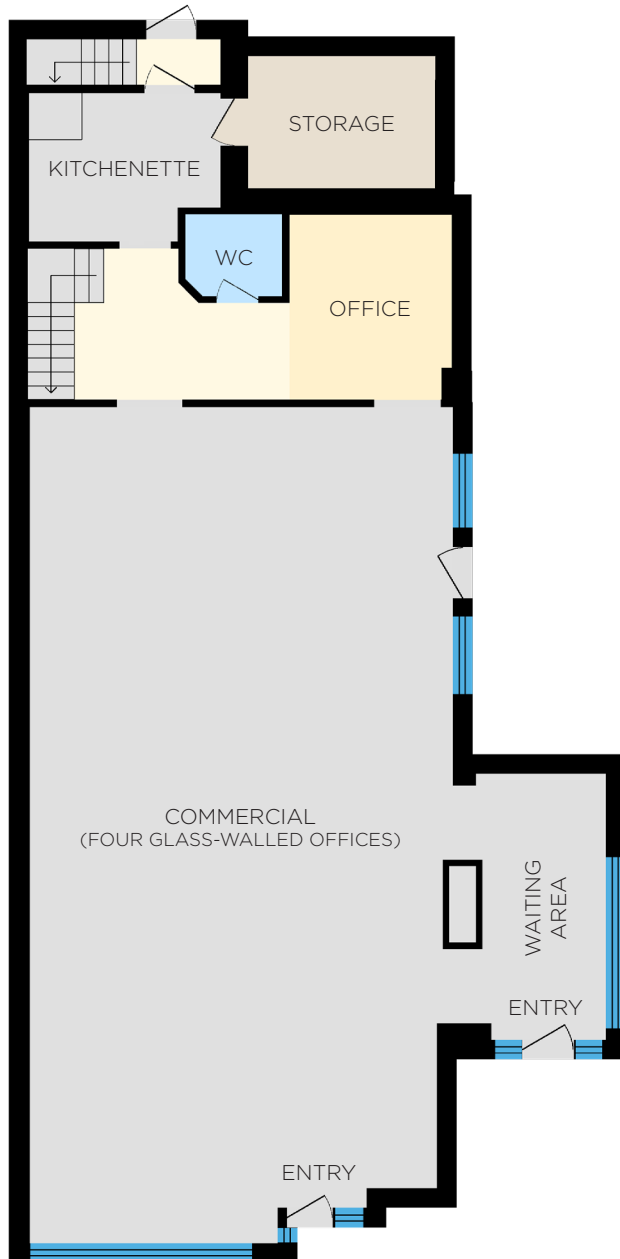
*\*AI-Enhanced Visualization*



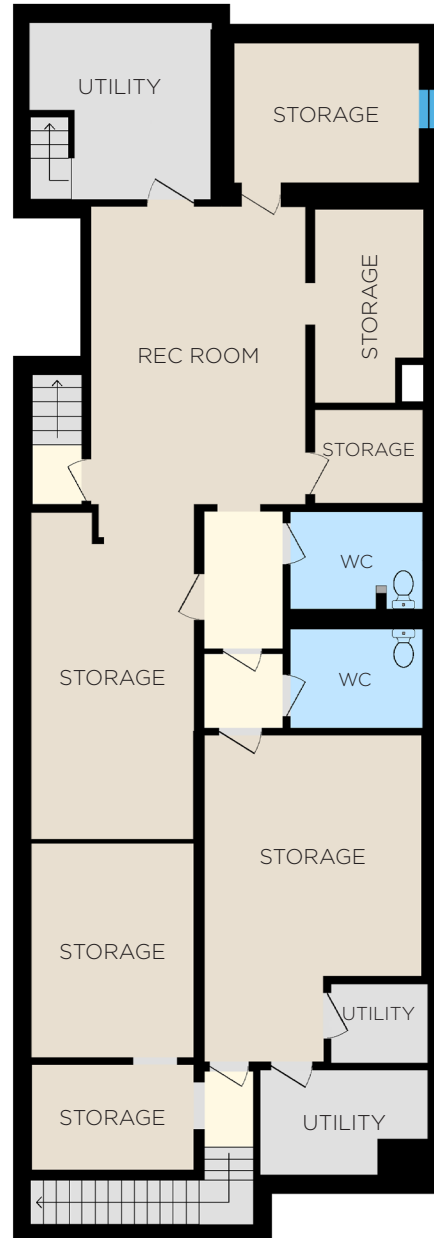
*\*This image was created using Artificial Intelligence. It is for visionary purposes only, and they may not reflect the property's current condition.*

# FLOOR PLANS

## MAIN FLOOR



## BASEMENT







OFFICE |



MAIN FLOOR |



| MAIN FLOOR



KITCHENETTE |



| BASEMENT



| BASEMENT





# LOCATION MAP

Located on Bayside Drive in Saint John, this property offers immediate access to one of the city's busiest business districts and to NB-1 (Trans-Canada Highway) as well as other major transportation routes. It is conveniently located near the Industrial Park, Uptown Centre, and the East Side shopping district.

The surrounding area is home to a diverse mix of industrial, commercial, and service-oriented businesses, creating an established environment for business operations.





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