

# 110 River Valley Drive

Grand Bay - Westfield, New Brunswick

CBRE

REDUCED PRICE

Commercial Building For Sale



#NB130892



## Property Details

Lot Size	1.11 AC.
Building Size	18,316 Sq. Ft.
Zoning	Mixed Use (MU)
Frontage	226 Ft.
Taxes	\$37,451.74 (2025)
Asking Price	<del>\$1,499,000</del> <b>\$990,000</b>
Number of Units	Unit 1: (Pharmacy) ~ 5,800 SF Ground Floor ~ 4,400 SF Lower Level Unit 2: (Vacant) ~ 3,165 Ground Floor ~ 4,749 Lower Level
Occupancy	55% (~10,200 SF) Leased to Guardian Pharmacy



The property is located in the centre of a commercial hub; anchored by an established pharmacy and across the street from a major grocery chain and quick service restaurant



The Town of Grand Bay – Westfield known as the gateway to the lower St. John River Valley is part of the Saint John Region. It has a population of 4,967 (Census 2021)



The property has prominent visibility and signage opportunities on River Valley Drive with ample parking

# Financial Highlights

## Financial Pro-Forma Summary

Gross Potential Income	\$252,859
Expenses	\$70,002
Potential Net Income	\$182,857

# Property Photos



# Photo Gallery



## Vacant Commercial Building

110 River Valley Drive, Grand Bay - Westfield, New Brunswick

FREDERICTON

MONCTON

GRAND BAY

SAINT JOHN

### DRIVE TIMES

From Saint John 19 minutes

From Fredericton 1 hour

From Moncton 1 hour 44 minutes

## Contact Us

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