



FOR SALE/ LEASE

Single-tenant Office Building

71 Paradise Row
Saint John, New Brunswick

**AVISON
YOUNG**

Offering

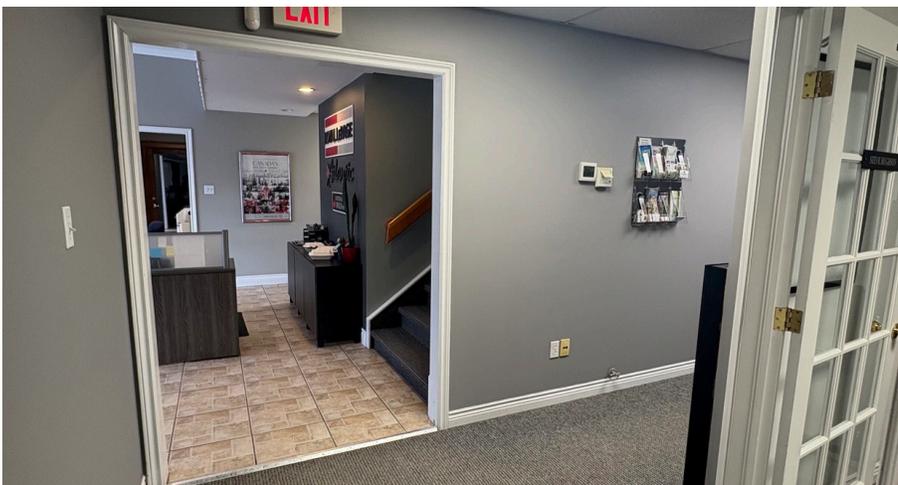
OVERVIEW

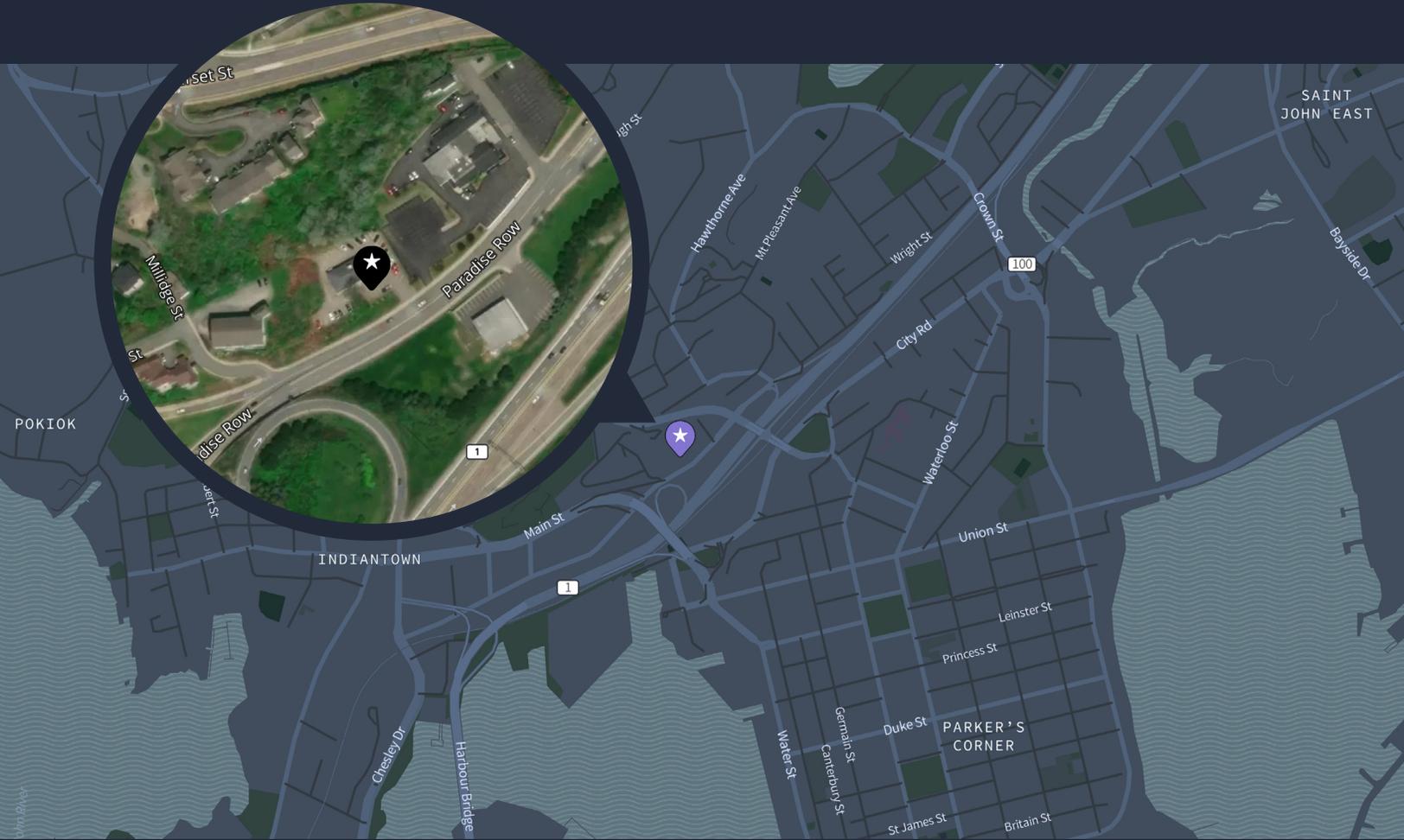
71 Paradise Row in Saint John, New Brunswick, offers investors and tenants a well-maintained 'Class A' office building just minutes away from Uptown Saint John. Offered for sale and for lease, 71 Paradise Row is an ideal location to do business, and is turnkey ready for a variety of tenants, with on-site parking and building signage.

Located in close proximity to the city's central business district, tenants can benefit from easy access to a variety of amenities while enjoying convenient accessibility from all parts of the city. The building is well-connected by public transportation and major roadways, ensuring a smooth commute.

PROPERTY

Location	71 Paradise Row, Saint John
Type	2-storey office building
PID	55180459
Lot Size	19,375 sf
Building Size	9,000 sf
Construction	Wood framing with concrete foundation, shingle roof
Asking Price	\$1,900,000





Location

71 Paradise Row is located in close proximity to vibrant Uptown Saint John, the city's central business district. This proximity offers easy access to a variety of restaurants, cafes, shops and services. It's convenient access to a number of arterial roadways offers connectivity to other areas of the city, in addition to nearby by public transportation options.

AVAILABILITY

Size	9,000 sf
Timeline	October 1, 2025
Lease Rate	\$16 Net psf + \$6.50 CAM
Utilities	Tenant's responsibility



Proximity to Uptown Saint John



9,000 sf office space across two floors



Well-connected by major roadways and public transit



Surrounded by a variety of amenities



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Get in touch

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