

FOR SALE

36 AUSTIN ST
st. john's, nl



CBRE

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Aerial Overview

36 AUSTIN STREET, ST. JOHN'S NL



Aerial Overview

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The Opportunity

36 AUSTIN STREET, ST. JOHN'S NL

CBRE Limited ("CBRE") has been retained by 3306133 Nova Scotia Limited ("Vendor") on an exclusive basis to coordinate the sale of 36 Austin Street, St. John's NL ("Property"). This unique Property features a +/- 47,606 square foot, multi-storey industrial building and is sited on a rare 3.13 -acre parcel of level, industrial land.

Located in the well-established O'Leary Business Park, the Property occupies a prominent and high-profile location along Austin Street, near the Avalon Mall and other amenities. The site is strategically located with excellent visibility, brand exposure, and proximate connectivity to Thorburn Road, Kenmount Road, the Team Gushue Highway and the Trans-Canada Highway.

The large underlying 3.13-acre site offers a prospective purchaser the opportunity to redevelop and/or convert to a multi-tenant building with ample onsite parking. Zoned IC (Industrial Commercial), the Property offers a wide array of industrial and commercial uses to prospective users in the market. Formerly occupied by The Telegram, the building exhibits an exceptional mixture of office space, distribution warehouse, production area, and various forms of flexible grade and dock loading capabilities. Furthermore, as a former manufacturing facility, the property has significant electrical service available.

36 Austin Street is a well-maintained property that offers a unique opportunity to own a flexible industrial building in a premium location within the O'Leary Business Park in St. John's. Overall, the Property represents an exceptional prospect for owner-users, investors or both.

For more information, please contact:



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PROPERTY DETAILS

Property Address	36 Austin Street, St. John's, NL
Vendor	3306133 Nova Scotia Limited
Assessment (2024)	\$4,764,300.00
Zoning	IC (Industrial Commercial)
Building Area	~ 47,606 sq. ft.
Lot Area	~ 3.13 acres

PRICING

Price	Call agents for details
Financing	Treat as free and clear
Conditions	As-is, Where-is". The Vendor will not make any representations or warranties regarding the property. Any transaction for the Property is subject to the approval of the Nova Scotia Supreme Court (the "Court") in the Vendor's proceedings under the Companies' Creditors Arrangement Act ("CCAA").
Possession	Vacant possession
Equipment	Equipment and fixtures to be sold at auction. Please reach out to the listing agent for more information.

Property Highlights

36 AUSTIN STREET, ST. JOHN'S NL



Prime Central Location



Well established commercial area



Excellent connectivity to urban centres



IC (Industrial Commercial) Zone



Team Gushue Highway within minutes



Building Profile

36 AUSTIN STREET, ST. JOHN'S NL

Year Built Circa 1989, completely renovated in 2015

Building Type Pre-engineered structural steel

Utilization Commerical Space

Total Building Area Estimated – 47,606 sq. ft.

Loading (3) docks; (2) grade doors

Heating Electric

Fire Safety Monitored alarm system, smoke detector and sprinkler

Electrical Service 600 volt, three phase power, amperage to be confirmed by the purchaser

Site Profile

36 AUSTIN STREET, ST. JOHN'S NL

Address	36 Austin Street, St. John's NL
Vendor	3306133 Nova Scotia Limited
Assessment (2024)	\$4,764,300
Zoning Classification	IC (Industrial Commercial) Zone
Site Area	~ 3.13 acres ~ 136,342.8 sq. ft.
Services	Site/building has full municipal services. Site is serviced with its own fire hydrant. Building has security cameras and alarms.
Site Improvements	Landscaped front yard with mature trees and with small picnic area and building lighting. Large paved parking lot with 78 stalls.
Ingress / Egress	One large curbed entrance/exit to Austin Street.

Exterior Photos

36 AUSTIN STREET, ST. JOHN'S NL



Interior Photos

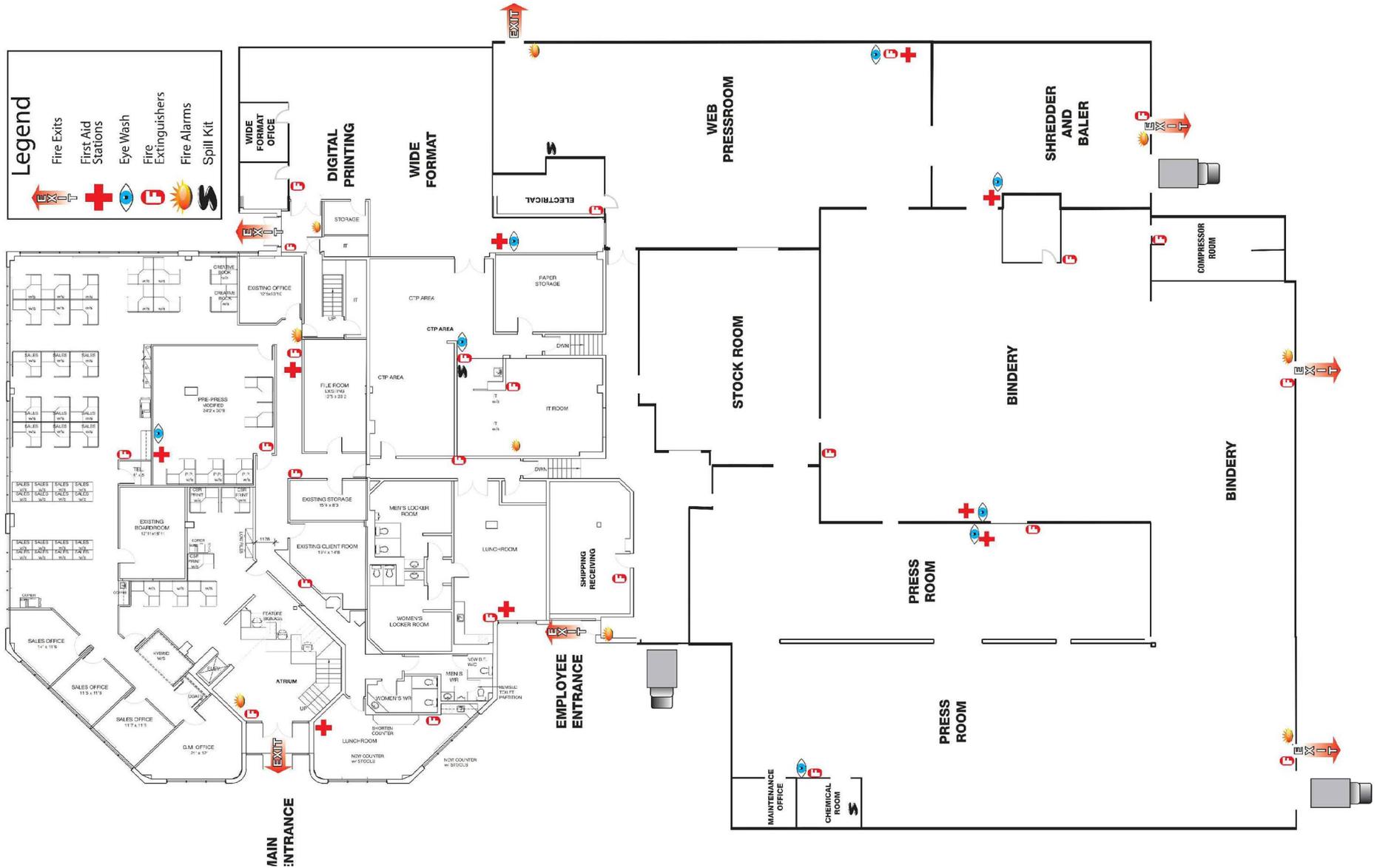
36 AUSTIN STREET, ST. JOHN'S NL



Floor Plan

36 AUSTIN STREET, ST. JOHN'S NL

FLOOR 1



Floor Plan

36 AUSTIN STREET, ST. JOHN'S NL

FLOOR 2



Survey Plan

36 AUSTIN STREET, ST. JOHN'S NL

ZONING REQUIREMENTS

1. COMMERCIAL INDUSTRIAL - C I	107 Ha (2.64 Acres)
2. LOT AREA (Min.)	1800 m ²
3. LOT FRONTAGE (Min.)	45 m
4. LOT COVERAGE (Max.)	50 %
5. FLOOR AREA PATIO (Max.)	0.5
6. BUILDING HEIGHT (Max.)	15 m
7. BUILDING LINE (Min.)	20 m
8. SIDE YARDS (Min.)	3.0 m
9. SIDE YARD ON FLANKING ROAD (Min.)	10.0 m
10. REAR YARD (Min.)	3.0 m
11. LANDSCAPING	20 %
12. RETAIL USE (Max.)	10 % G.F.A.
13. OFF - STREET PARKING	
— OFFICE	1/30 m ² N.F.A.
— WAREHOUSING / WHOLESALE	1/100 m ² N.S.A.

FLOOR AREAS

ROBINSON BLACKMORE

1. OFFICE	687.5 m ²
2. PLANT	1984.0 m ²
⊙ ART-TYPE/PASTE-UP/PHOTO-MECH.	383.5 m ²
⊙ WEB-PRESS	293.5 m ²
⊙ SLIPPING/HOLDING	139.4 m ²
⊙ BINDERY	400.0 m ²
⊙ COMMERCIAL PRINTING PLANT	202.2 m ²
⊙ INSTA-PRINT	38.5 m ²
⊙ STORAGE	50.0 m ²
⊙ PLANT/STAFF AREA	97.0 m ²
⊙ COMMON	253.0 m ²

GROSS 1ST FLOOR 2653.5 m² (28 560F²)

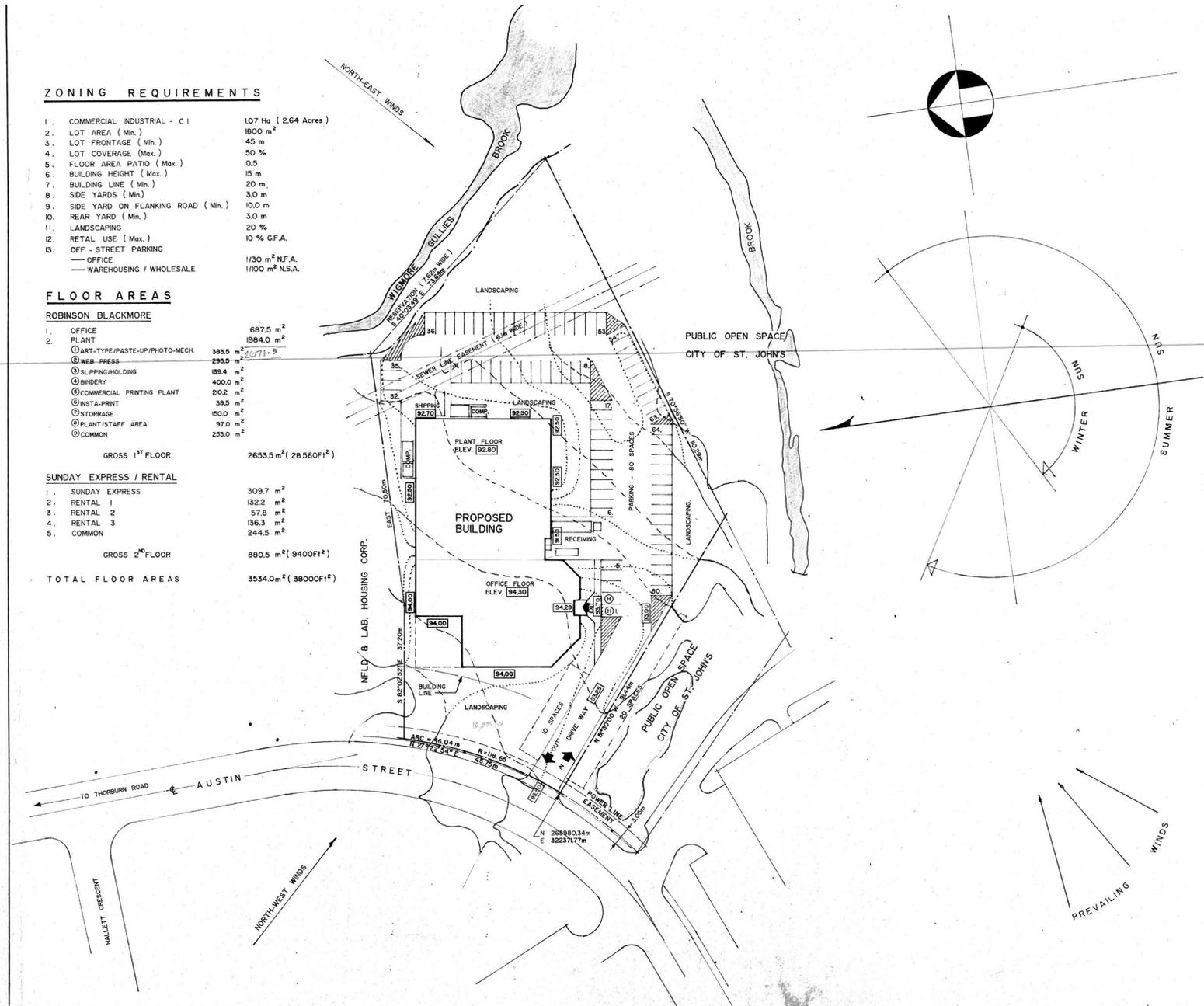
SUNDAY EXPRESS / RENTAL

1. SUNDAY EXPRESS	309.7 m ²
2. RENTAL 1	132.2 m ²
3. RENTAL 2	57.8 m ²
4. RENTAL 3	136.3 m ²
5. COMMON	244.5 m ²

GROSS 2ND FLOOR 880.5 m² (9400F²)

TOTAL FLOOR AREAS

3534.0 m² (38000F²)



Location Overview

36 AUSTIN STREET, ST. JOHN'S NL

O'LEARY BUSINESS PARK

The O'Leary Business Park is St. John's most well-established and centrally located business park. Bordered by the major arterial roads of Kenmount Road and Thorburn Road and with immediate access to the Trans-Canada Highway. At approximately 200-acre business park contains a near equal blend of office and industrial inventory and is largely populated by small to medium sized local firms. Due to the central location and limited expansion potential the O'Leary Business Park has consistently achieved below market vacancy.

The amenity rich surroundings of the Park include major big box retailers, grocery stores, a selection of dine in restaurants and neighbours the Avalon Mall, Newfoundland's largest shopping center. With little land available in the Park, restoration of existing properties is an ongoing trend.



Offering Process

36 AUSTIN STREET, ST. JOHN'S NL

MEMORANDUM CONTENTS

This Confidential Information Memorandum ("CIM") is being delivered to prospective purchasers to acquire 36 Austin Street, St. John's, Newfoundland ("The Property"). This CIM does not purport to be all inclusive or to contain all the information that a prospective investor may require in deciding whether or not to acquire the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The CIM provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor, CBRE, nor KSV Restructuring Inc, in its capacity as CCAA Monitor (the "Monitor") make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor, the Monitor and CBRE expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering or any other advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or CBRE or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

CONFIDENTIALITY

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and CBRE. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, CBRE or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide CBRE with a list of those persons to whom this CIM or any information contained herein is provided.

Recipients of this CIM, acknowledge that they are subject to and have signed a confidentiality agreement. Nothing herein amends the confidentiality agreement. To the extent of any inconsistencies the confidentiality agreement shall prevail.

INDEMNIFICATION

Recipients of this CIM acknowledge that they are principals or investment advisors in connection with the possible acquisition of an equity interest in the Property and hereby agree to indemnify the Vendor and CBRE against any compensation, liability or expense (including attorneys' and commission fees), arising from claims by any other broker or party the purchaser had dealings with (excluding CBRE) in connection with the sale of an equity interest in the Property, or in connection with a breach by the prospective investor of its obligations as described herein.

In no event shall a prospective investor or any of its agents or contractors contact any tenant of the Property or any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or CBRE.

The Vendor, Monitor or CBRE reserve the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Offering Process

36 AUSTIN STREET, ST. JOHN'S NL

SALES CONDITIONS

Any information related to the Property which has been or will be obtained from the Vendor, CBRE or any other person, has been prepared and provided solely for the convenience of the prospective investor. Neither the Vendor nor CBRE make any representation or warranty that such information is accurate or complete.

The sale of 36 Austin Street, St. John's, Newfoundland and Labrador, is a "As-is, Where-is". The Vendor will not make any representations or warranties regarding the property.

SUBMISSION

Based on information contained in this CIM and other information that may be made available by CBRE, interested parties are invited to submit an expression of interest. The offer should outline the terms for the purchase of the Property, including the following information:

1. Total purchase price and deposit;
2. Material terms and conditions of the proposal, including timelines;
3. Names and ownership interests of the beneficial owners of the purchaser;
4. A mailing address, e-mail address and fax number for the delivery of notices.

All offers must be received by the Vendor's Advisor (CBRE Limited). The Vendor is under no obligation to accept any offers submitted.

EXCLUSIVE AGENTS

All inquiries regarding the Property or any information contained in this CIM should be directed to CBRE as follows:

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