# 110 River Valley Drive

Grand Bay - Westfield, New Brunswick



REDUCED PRICE

**Commercial Building For Sale** 





#### **Property Details**

Occupancy

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>\$2,599,000</del> <b>\$1,400,000</b>		
Number of Units	Unit 1: (Pharmacy) ~ 5,800 SF Ground Floor ~ 4,400 SF Lower Level		

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

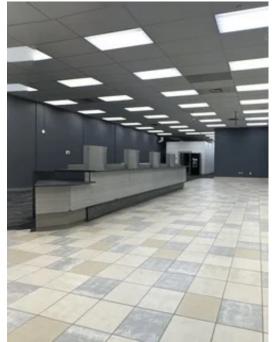
### Financial Highlights

Financial Pro-Forma Summary

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

#### **Property Photos**









## Photo Gallery

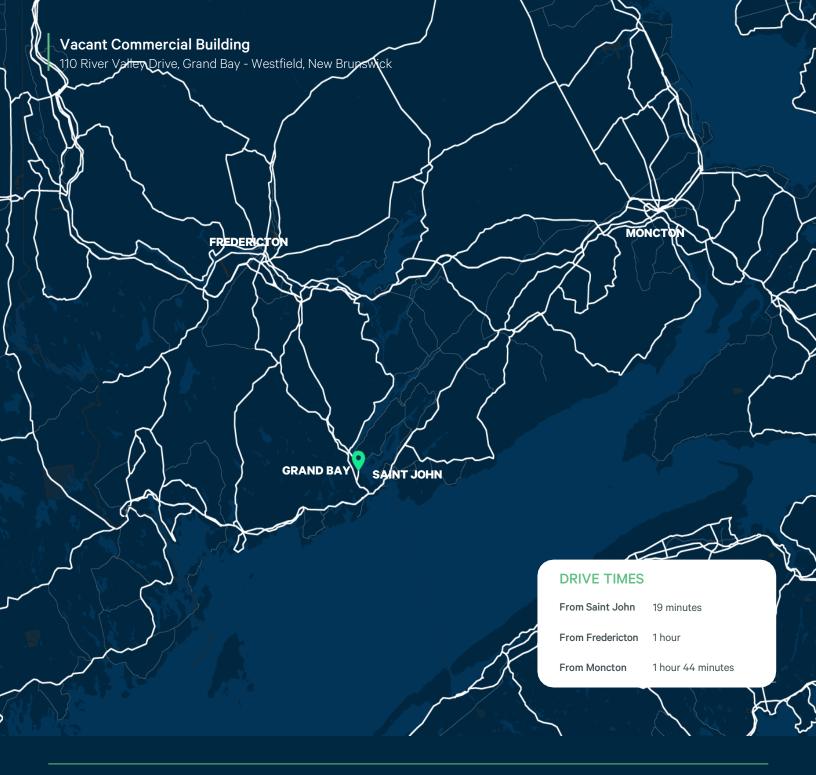












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