

# 110 River Valley Drive

Grand Bay - Westfield, New Brunswick

CBRE

REDUCED PRICE

Commercial Building For Sale

**M L S**  
MULTIPLE LISTING SERVICE®  
#NB121201



## 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>\$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	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

### Mike Joyce, MBA, CCIM\*

Senior Sales Associate

+1 506 440 6893

[mike.joyce@cbre.com](mailto:mike.joyce@cbre.com)

### Brett Taggart

Associate Vice President

+1 416 495 6269

[brett.taggart@cbre.com](mailto:brett.taggart@cbre.com)

### Brad Walford

Senior Vice President

+1 416 495 6241

[brad.walford@cbre.com](mailto:brad.walford@cbre.com)

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