



# 375 Miller Boulevard

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DALHOUSIE, NEW BRUNSWICK

FOR SALE

**AVISON  
YOUNG**

# The opportunity

Avison Young is pleased to offer for sale or lease 375 Miller Boulevard, a 7,510 sf freestanding retail building located in Dalhousie, New Brunswick.

The unit currently features a typical layout of an NB Liquor outlet, fit with an open area with perimeter coolers, shelving and a walk-in cold room.

The space also contains an office area with a small mezzanine area above, lunchroom with kitchenette, janitor's closet and washrooms. A large stock room with an overhead loading door is located along the north side of the building.

## OVERVIEW

<b>Building size</b>	7,510 sf
<b>Lot size</b>	50,800 sf
<b>Property type</b>	Freestanding retail
<b>Storeys</b>	1
<b>Parking</b>	Paved lot containing 35 stalls
<b>Signage</b>	Road signage options
<b>Year built</b>	2010

## LEASING INFORMATION

Net rent: **\$20 Net psf**

Size: **7,510 sf**

Availability: **Immediate**

## OWNER-OCCUPIER OPPORTUNITY

Prime opportunity for an owner-occupier scenario.

## FLEXIBLE LAYOUT

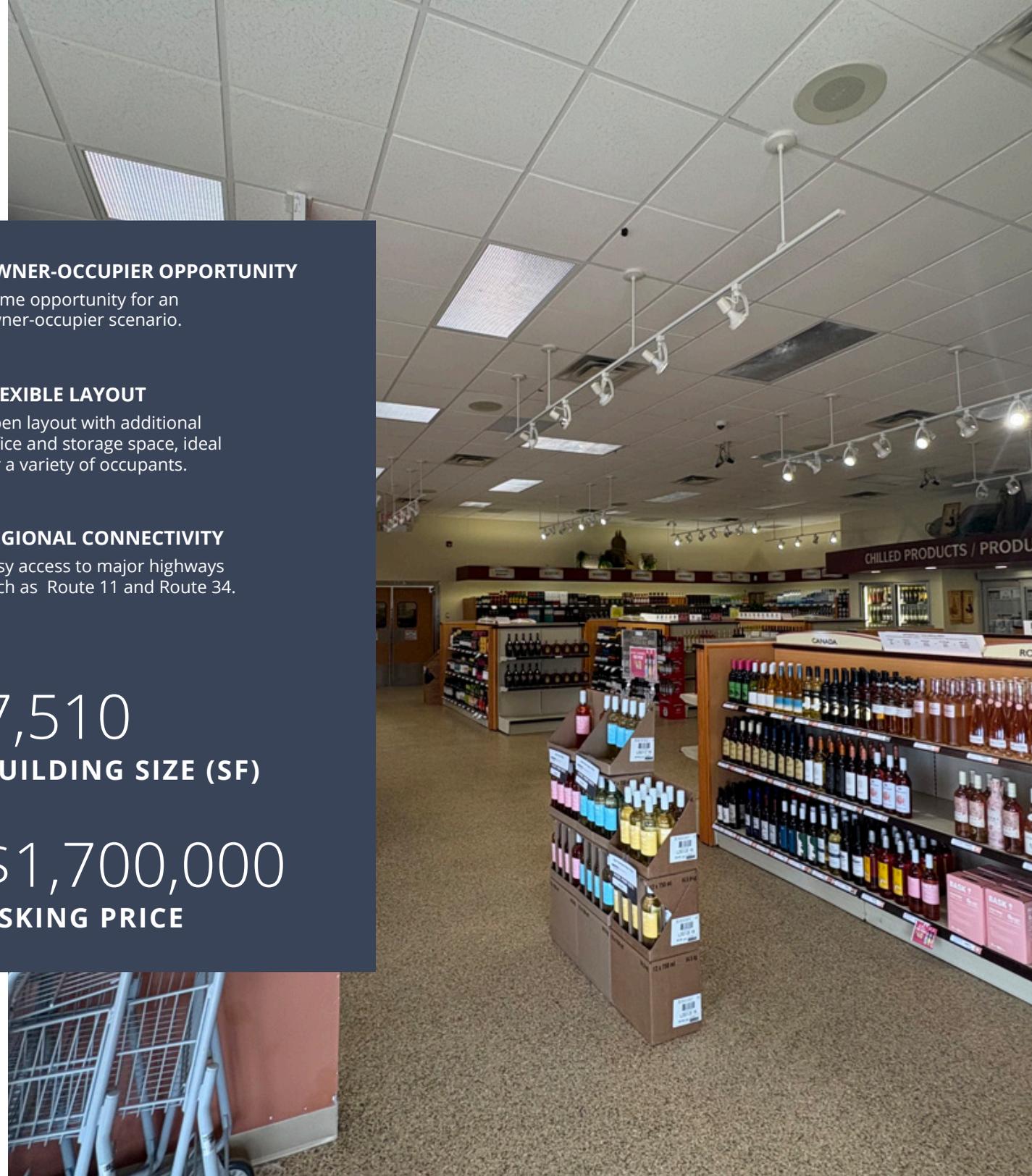
Open layout with additional office and storage space, ideal for a variety of occupants.

## REGIONAL CONNECTIVITY

Easy access to major highways such as Route 11 and Route 34.

7,510  
BUILDING SIZE (SF)

\$1,700,000  
ASKING PRICE

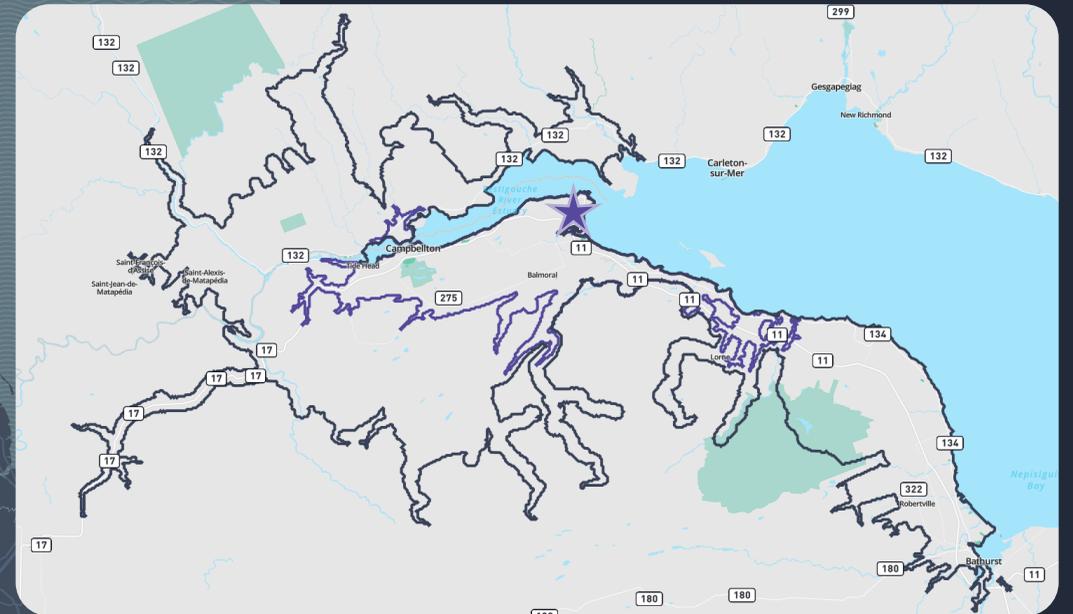
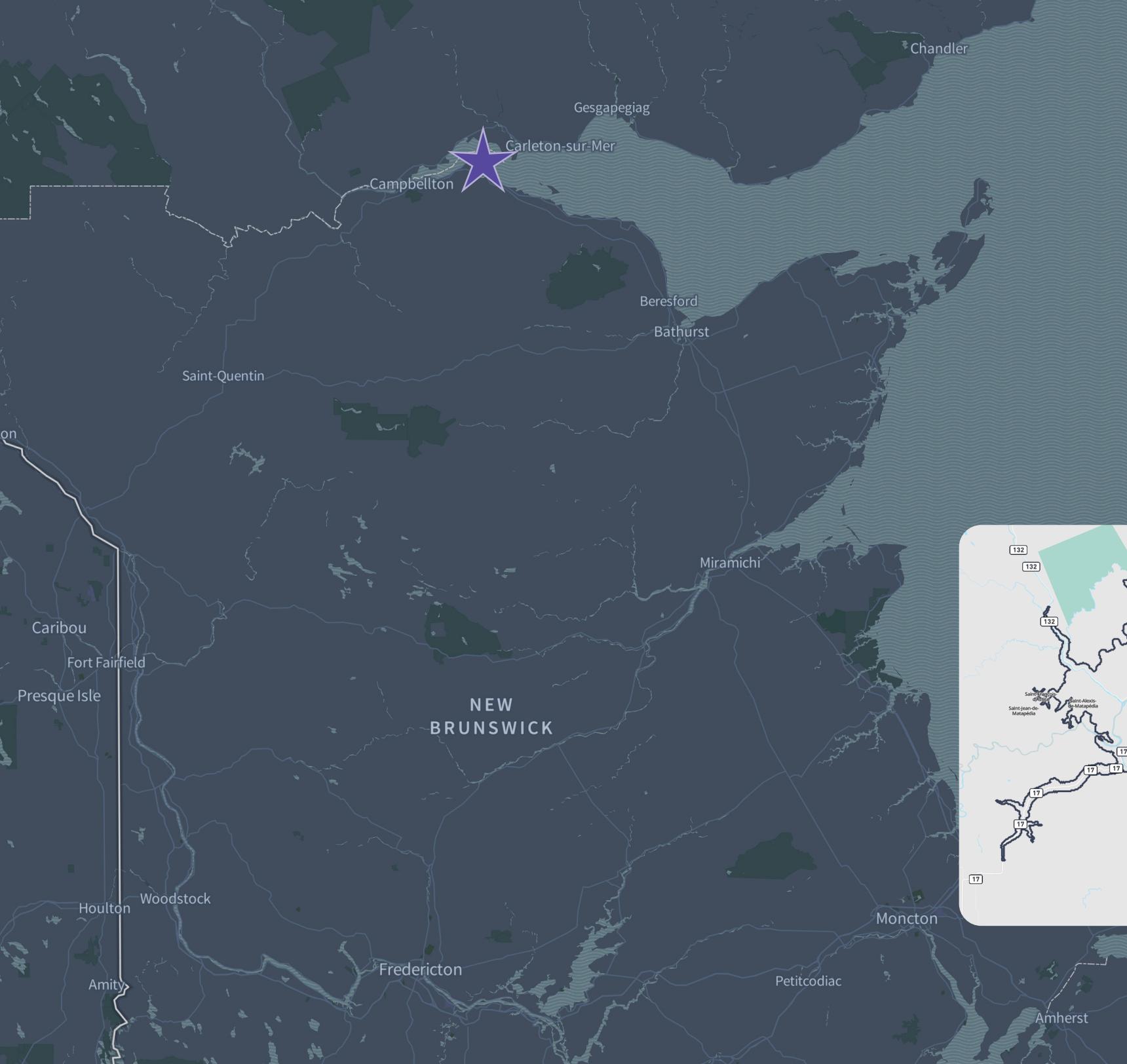


# Location

Ideally located within northeastern New Brunswick, Dalhousie offers investors a promising location with strategic access to key transportation routes and neighbouring regions.

Major highways, including Route 11 and Route 134, are easily accessible by the strategic location of the property. This accessibility of 375 Miller Boulevard facilitates seamless travel to larger urban centres such as Bathurst and Campbellton, enhancing both commercial opportunities and resident convenience.

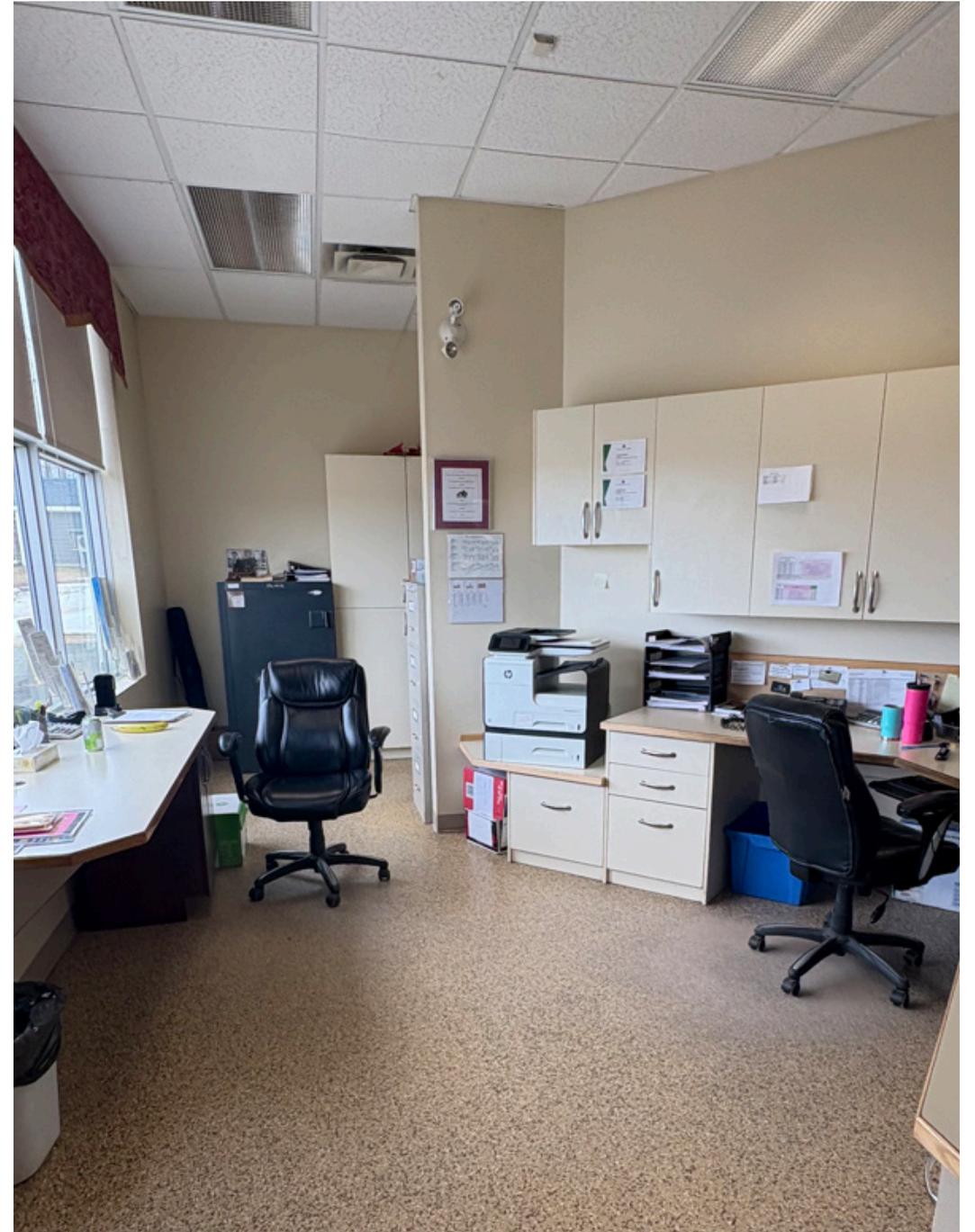
Situated along the north shore of the province, Dalhousie is less than a 20 minute drive to neighbouring Quebec, serving as a gateway to the Acadian Peninsula and the Gaspé Peninsula, unlocking potential for tourism and trade ventures.



DRIVE TIMES

30 mins.

1 hour





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## Get in touch

For detailed information on this offering, please contact:

*Sale inquiries:*

**William Hachey**

Sales Associate

902 448 8988

[william.hachey@avisonyoung.com](mailto:william.hachey@avisonyoung.com)

*Lease inquiries:*

**Gary Brown**

Senior Vice President

506 388 1202

[gary.brown@avisonyoung.com](mailto:gary.brown@avisonyoung.com)

Visit us online  
[avisonyoung.com](https://www.avisonyoung.com)

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