

FOR SALE



850 ST. PETER AVENUE

BATHURST, NEW BRUNSWICK



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THE OPPORTUNITY

Welcome to 850 St. Peter Avenue, Bathurst, New Brunswick, a well-positioned commercial property located on a high-visibility corridor in the heart of a growing service and retail area. The 2.34-acre site includes a 18,124 sq. ft. building, offering a functional mix of retail, warehouse, and office space.

Situated within minutes of downtown Bathurst and Route 11, the site provides convenient access to regional transportation routes. The property is surrounded by established residential neighborhoods and key commercial amenities, making it ideal property for a range of future uses. Zoned Highway Commercial (HC), the site benefits from ample on-site parking and prominent street frontage on one of the city's primary arterial routes.

The building is primarily one-storey with a partial second-floor office and mezzanine, offering flexible space for multi-tenant or owner-occupier use. With limited commercial inventory currently available for sale in the city, this offering represents a rare opportunity to acquire a versatile asset in a market with rising demand.

A Phase I Environmental Site Assessment and Building and Property Condition Assessment reports will be made available to qualified parties upon completion of a Confidentiality Agreement. This asset is being sold unpriced.

Bids Due: November 7th, 2025

Please see page 9 for the Offering Process.



PROPERTY DETAILS

850 St. Peter Avenue		ID: 25261
LOCATION	Bathurst, New Brunswick	
DESCRIPTION	LOT 07-1 & Grocery Store	
YEAR BUILT	Circa 1983	
PID	20807061	
PAN	2842181	
TOTAL SITE AREA	2.34-acres	
BUILDING AREA	18,124 sq. ft. (est)	
BUILDING SUMMARY	Primarily one-storey with partial second level office and mezzanine space	
PARKING SUMMARY	Ample, on-site parking with 110+ stalls	
EXISTING ZONING	Highway Commercial - HC	
ADDITIONAL INFORMATION	A Phase I Environmental Site Assessment and Building and Property Condition Assessment report will be available to qualified parties through a Virtual Data Room. Please return a signed <u>Confidentiality Agreement</u> to Matt Ross at matt@partnersglobal.com to obtain access.	



HIGHLIGHTS

LOCATION	Located in a retail and services area of Bathurst; Five minutes from the downtown core; Three minute drive to the Route 11 Highway
ASSESSED VALUE	\$1,108,100(2025)
TAXES	\$53,841(2025)
OFFERING	See page 9 for the Offering Process
PARKING	Ample on-site parking
BUILDING CONFIGURATION	Combination of retail with ancillary warehouse and office space
AVAILABILITY	Immediate availability

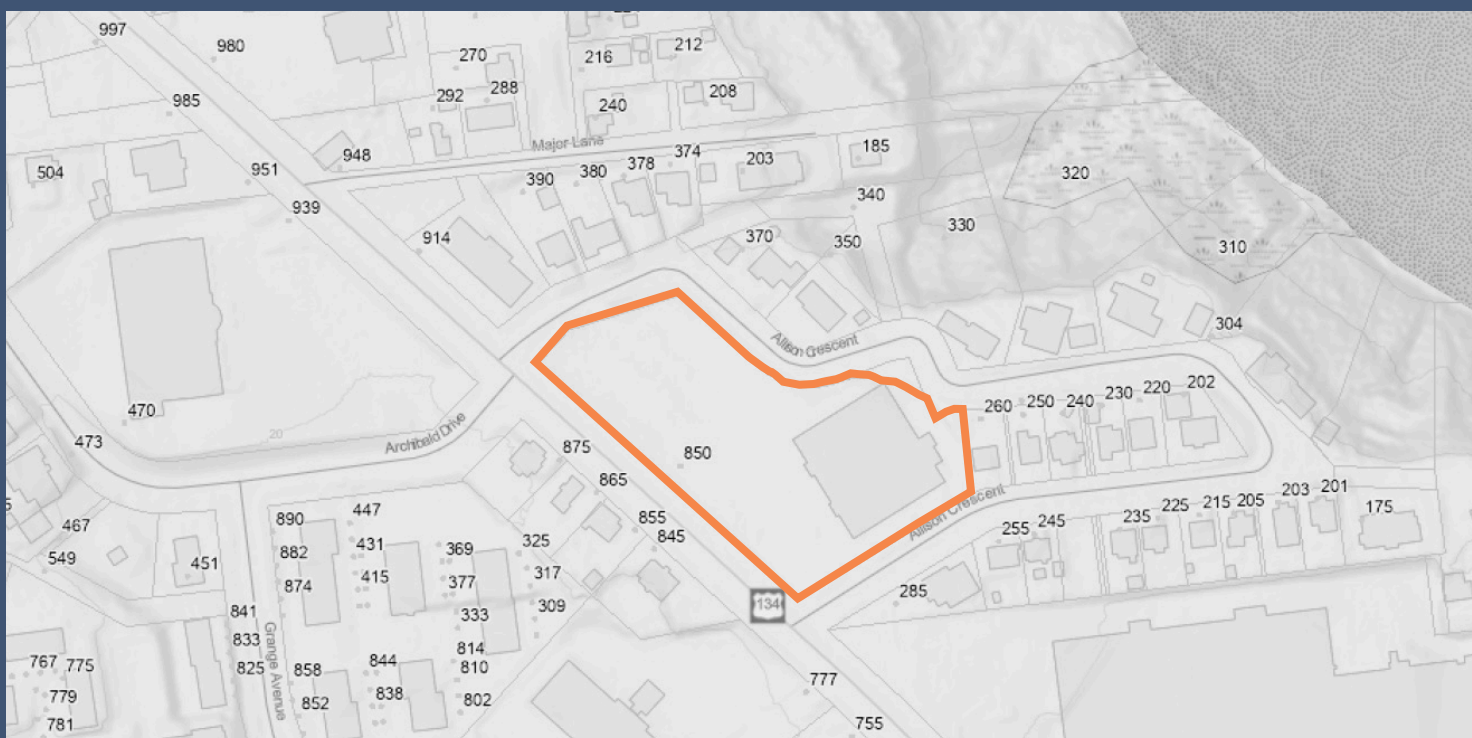




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AERIAL VIEW



Boundaries are approximate

SURROUNDING OVERVIEW



LEGEND

- 1 Downtown Bathurst
- 2 La Pomenade Waterfront
- 3 Bathurst Mall
- 4 Shoppers Drug Mart
- 5 Kaffeine Espresso Bar
- 6 13 Barrels Brewing
- 7 Canadian Tire
- 8 Sobeys
- 9 K.C. Irving Centre
- 10 McDonald's

TRAVEL TIME

- Downtown Bathurst
DRIVE TIME: 5-7 MINUTES
- Miramichi
DRIVE TIME: 60-65 MINUTES
- Moncton Roméo LeBlanc Int'l Airport
DRIVE TIME: 2.5 HOURS
- Bathurst Regional Airport
DRIVE TIME: 10-12 MINUTES

LOCATION OVERVIEW

The City of Bathurst is a coastal gem nestled along the shores of Chaleur Bay. This vibrant seaside city exudes a small-town charm rich with life and energy and a strong sense of community. The city offers a blend of leisure and adventure, with delicious eateries, quaint boutiques, hip breweries, an 18-hole golf course, breathtaking hiking trails, and pristine sandy beaches.

As the fourth largest metropolitan area in New Brunswick, Bathurst offers a unique blend of coastal beauty and urban convenience. The local economy benefits from a mix of essential services, boutiques, and experience-driven businesses. Strategic assets such as Place Bathurst Mall and the scenic waterfront meet shopping needs, while locally owned shops and cafés bring local character. Community pride in Canadian-made goods strengthens Bathurst's identity, making it a standout model for sustainable retail growth in mid-sized towns.



TOTAL
POPULATION

12,157
2021



POPULATION
GROWTH

2.2%
2016-2021



OFFERING PROCESS

Submission Process

On or before **November 7th, 2025**, interested parties will be invited to submit a Letter of Intent ('LOI') for 850 St. Peter Avenue, Bathurst, New Brunswick (the 'Property'), which addresses the requirements outlined below. The LOI outlines the terms for the purchase of the Property and should include, at minimum, the information and items listed below:

- Purchase Price for the Property
- Name of the ultimate beneficial owners of the prospective purchaser, including their respective percentage interests
- Evidence of the prospective purchaser's financial ability to complete the transaction, including the method of financing the purchase
- Deposit structure
- Terms and Conditions of Offer
- Terms and Conditions of closing
- Schedule of timing and events to complete the closing
- Contact information, including email and mailing address of Purchaser

Prospective purchasers should note the Vendor is under no obligation to respond or accept any proposal for the Property. The Vendor reserves the right to remove the Property from the market and to alter the process described above and timing thereof, at its sole discretion. The Property described herein is to be purchased on an "as-is, where-is" basis.

All inquiries regarding the property and LOI submission's should be directed to:



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181 Westmorland Street, Suite 201
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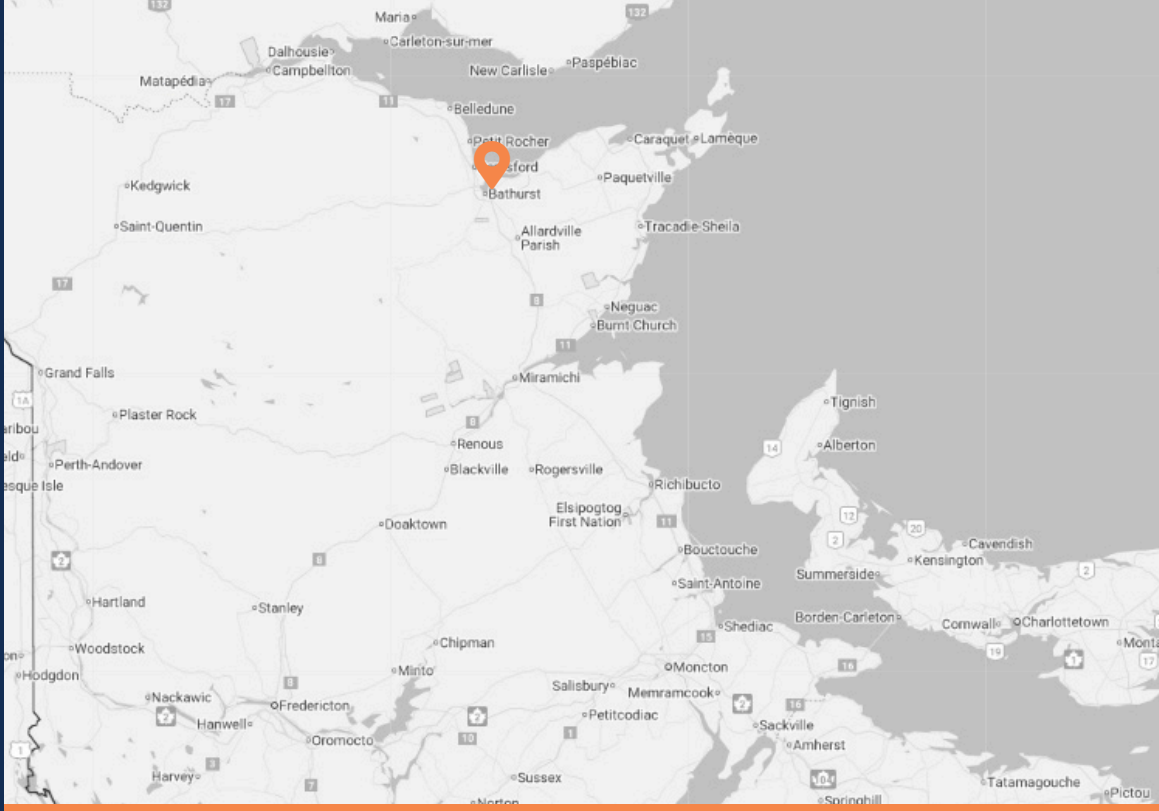
brian@partnersglobal.com

LOI's will be evaluated primarily on the consideration offered, the method of payment of the consideration, the prospective investor's ability to complete the transaction and the proposed date and conditions of closing.



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