

# FOR SALE

210 King Street,  
St. Stephen, New Brunswick

Charlotte Mall



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# The Opportunity

Partners Global is pleased to exclusively offer Charlotte Mall, a 115,953 sq. ft. shopping centre located in St. Stephen. Charlotte Mall provides investors with a best-in-class tenant lineup that includes Giant Tiger, Dollarama, CIBC, Bell Aliant, Jean Coutu, NB Liquor with room to grow. Located at 210 King Street, the property presents a unique opportunity for owner-occupier or investors. With just over 45,000 sq. ft. of large format retail space available for new tenants, purchasers have the opportunity to introduce a business in a high-traffic area surrounded by leading national brands.

The mall, named after Charlotte County which is home to over 26,000 residents, serves a stable and established consumer base and services a large trade area. Located near the U.S. border and major transportation corridors (the property enjoys strong cross-border visibility and access) positions it as a key retail destination for both local and regional shoppers. Charlotte Mall offers investors secure, long-term income from the strong national tenants, and newly renewed leases. This asset is being sold unpriced.

Bids Due: October 17, 2025

Please see page 9 for the Offering Process



[Click here for drone footage](#)







## Property Highlights



Perfectly suited to Owner Occupiers or Investors.



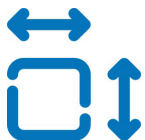
Newly renewed long-term leases offering strong income security



Ideally located with excellent access to amenities



High-visibility location with strong frontage



45,000 sq. ft. of vacant warehouse, ideal for a big-box retailer or can be demised to suit needs



Ideally situated amongst top brands such as Giant Tiger, Dollarama, CIBC, Bell Aliant, Jean Coutu, and NB Liquor.

## Property Overview



|               |                        |
|---------------|------------------------|
| LISTING ID    | 25264                  |
| PROPERTY NAME | Charlotte Mall         |
| ADDRESS       | 210 King Street        |
| LOCATION      | St. Stephen, NB        |
| PROPERTY TYPE | Retail Plaza           |
| PAN           | 01453256               |
| YEAR BUILT    | Circa 1973             |
| BUILDING SIZE | 115,953 sq. ft.        |
| ZONING        | Commercial             |
| PARKING       | Ample, on-site parking |





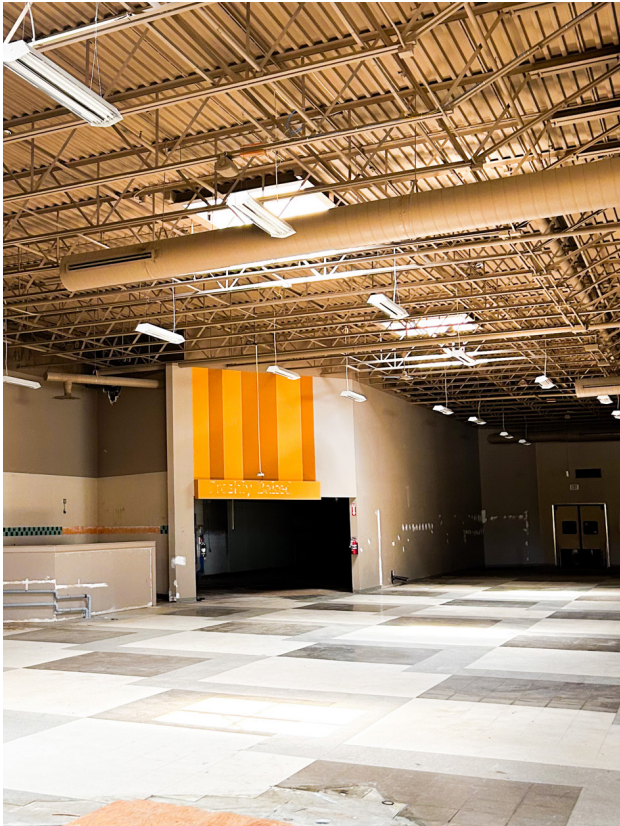


## Vacancy Highlights

- Former grocery store with 45,630 sq. ft. of open-concept warehouse-style space
- Ideal for a large-format retail or any business needing a combination of showroom and warehouse
- High ceilings and a grated concrete floor offering flexibility for a variety of layouts
- Beautiful brick facade adds charm and strong street presence
- Clear-span space with great bones ready for a new vision
- Easily adaptable to a range of commercial tenants
- Equipped with loading door for easy receiving and shipping







# Site Plan

[Click here for drone footage](#)



Note: Building and land housing Canadian Tire are not apart of this opportunity.  
Property lines are approximate.

# Surrounding Area



## LEGEND

- |                           |                             |
|---------------------------|-----------------------------|
| 1 Waterfront              | 6 Charlotte County Hospital |
| 2 Elm Street Nature Trail | 7 Canadian Tire             |
| 3 The Chocolate Museum    | 8 Superstore                |
| 4 Jean Coutu              | 9 Milltown Market           |
| 5 Tim Horton's            | 10 McDonald's               |

## TRAVEL TIME

- Downtown St. Stephen  
**DRIVE TIME: 5-7 MINUTES**
- Canada-U.S. Boarder  
**DRIVE TIME: 5-7 MINUTES**
- Saint John Airport & Port  
**DRIVE TIME: 1.5 HOURS**
- Bathurst Regional Airport  
**DRIVE TIME: 10-12 MINUTES**



# Charlotte County Demographics



TOTAL  
POPULATION

**26,000**

2021



15 - 65  
YEARS OLD

**61%**

2021



## Location Overview

Nestled along the St. Croix River, which forms the Canada-U.S. border, St. Stephen is a prime location for seamless cross-border connectivity. The Town's proximity to major transportation routes, including New Brunswick's Route 1, 170, and the Southern Railway enhances its accessibility and appeal for trade and business. Approximately 48% of the population have post secondary education, highlighting a capable workforce and ability to shop presenting Charlotte Mall as an ideal property for investors.

St. Stephen's population is projected to rise from 4,415 to approximately 4,880 by the 2026 Census, reflecting steady growth driven by 'Future St. Stephen' initiatives and its US border proximity. The close-knit community combined with a high quality of life and affordable living, the town's appeal continues to attract families and businesses seeking a relaxed yet connected environment.

Source: Statistics Canada



# Offering Process

## Submission Process

On or before **October 17, 2025**, interested parties will be invited to submit a Letter of Intent ('LOI') for 210 King Street, St. Stephen, 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 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 for 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 submissions should be directed to:

**Click here for a Confidentiality Agreement.**

Please return a signed copy to Matt Ross at [matt@partnersglobal.com](mailto:matt@partnersglobal.com) to obtain access to the Virtual Data Room.



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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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