

FOR SALE



630 McAllister Drive

Saint John, New Brunswick

Well-maintained industrial building with excellent visibility and a secure fenced lot on McAllister Drive





PROPERTY OVERVIEW

Well-maintained industrial building with excellent visibility and a secure fenced lot on McAllister Drive

Situated on McAllister Drive, this $\pm 6,363$ sq. ft. single-story building sits on a 0.77-acre site offering excellent visibility and seamless access along McAllister Drive. The building combines a $\pm 1,450$ sq. ft. retail showroom, $\pm 2,700$ sq. ft. of warehouse and well thought out office space creating a versatile environment for a wide range of industrial or service-oriented users.

The property features a paved front parking lot for clients and a secure fenced rear lot, supported by one grade-level loading door at the front and two rear dock-loading doors to accommodate efficient operations. Zoned Business Park Commercial (CBP), the building offers generous ceiling heights throughout, complemented by bright finishes that enhance natural light. Exposed concrete epoxy flooring provides a clean, high-end appeal, offering both functionality and appeal within a highly desirable industrial location.

Tenant lease in place until May 2026.

Assessed Value

\$622,300 (2025)

Levy

\$26,958.66 (2025)

Offering Price

\$1,095,000 + HST

PROPERTY HIGHLIGHTS

Location Saint John, NB	Address 630 McAllister Drive	Building Size 6,363 sq.FT.	Lot Size 0.77-acres
PID 55115380	Office Area ±1,500 sq. FT.	Warehouse Area ±2,700 sq.FT.	Retail Area ±1,450 sq. FT.
Zoning CBP	Grade Loading 1	Dock Loading 2	Availability Existing Lease Expiry: April 30, 2026



FLOOR PLAN

Building Size
6,363 SQ.FT.



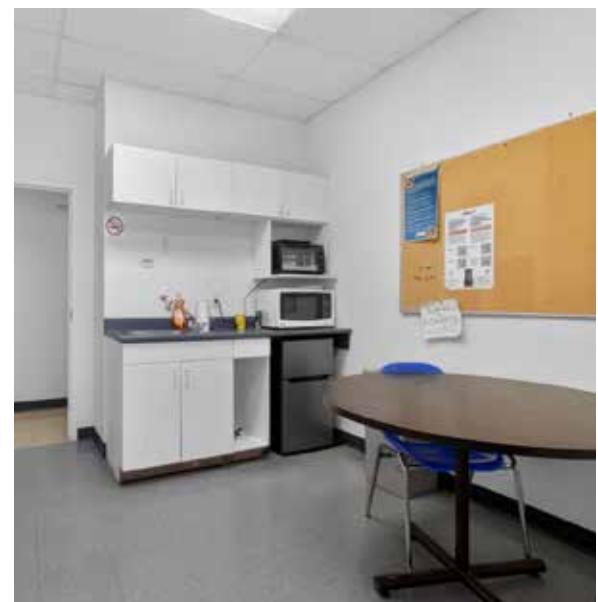
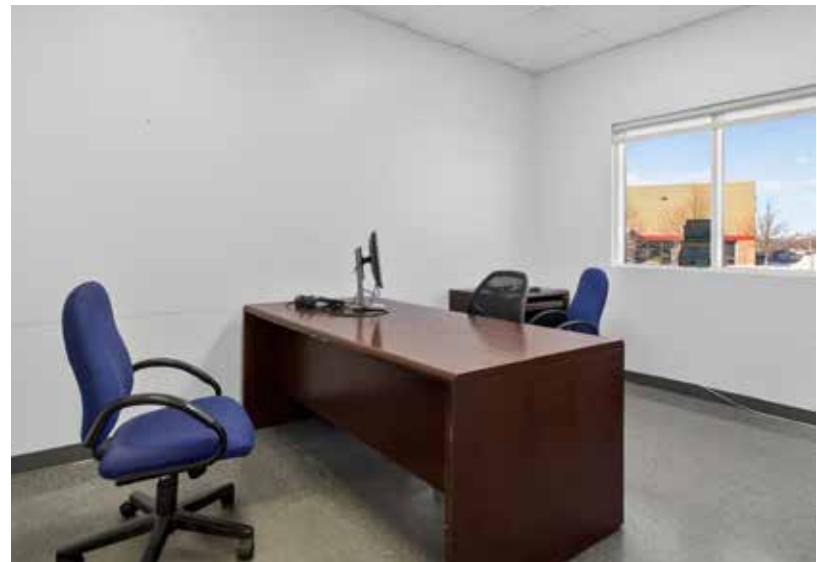
AERIAL VIEW

Lot Size
0.77-acres



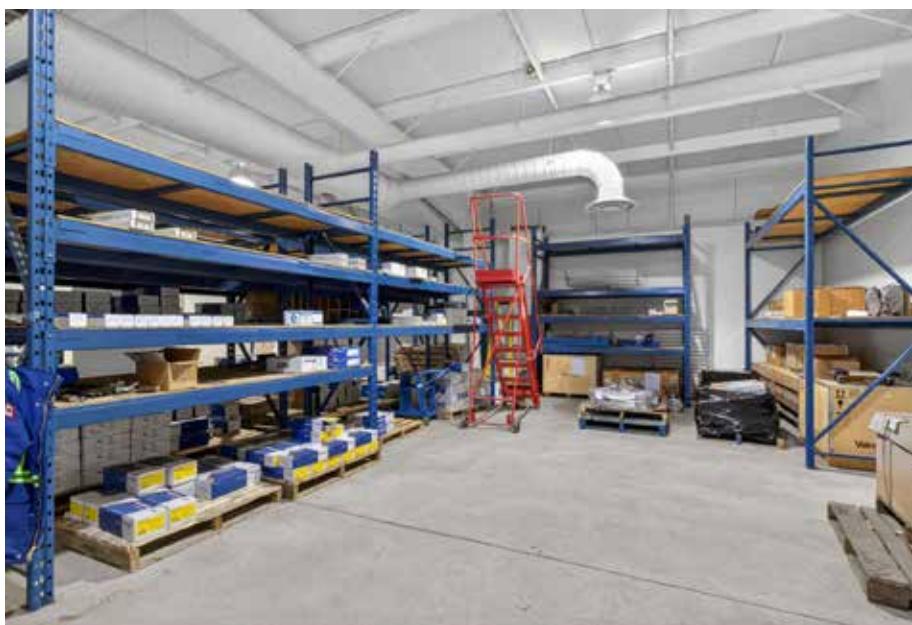
Office Area

±1,500 SQ. FT.



Warehouse Area

±2,700 SQ. FT.

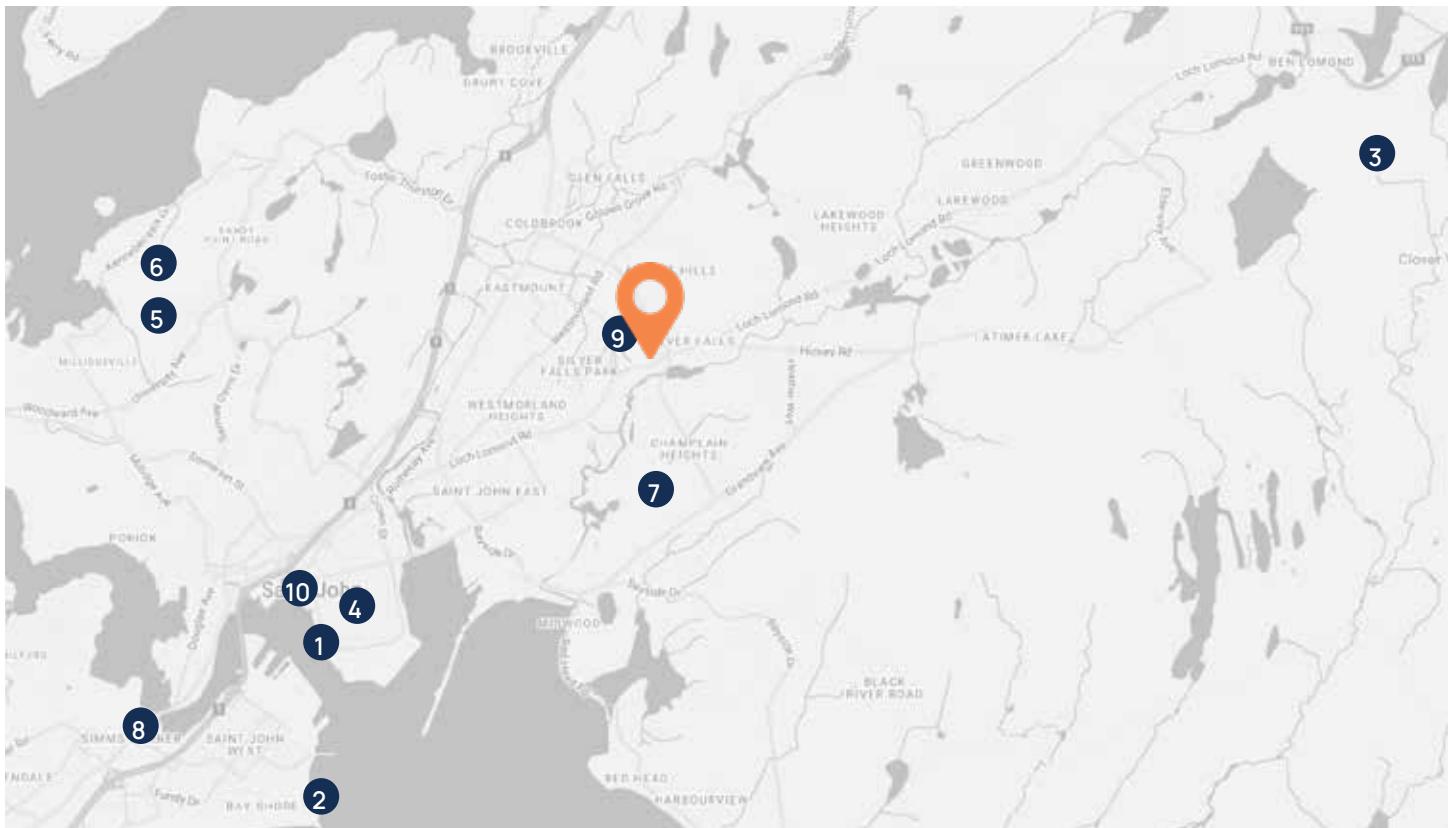


Retail Area

±1,450 SQ. FT.



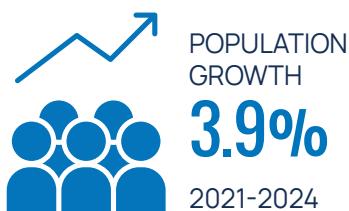
SURROUNDING AREA



- 1 Port Saint John
- 2 Saint John Ferry
- 3 Saint John Int'l Airport
- 4 Uptown Saint John
- 5 Saint John Hospital
- 6 UNBSJ
- 7 Irving Oil Refinery
- 8 Moosehead Breweries
- 9 McAllister Place
- 10 Canada Games Centre

LOCATION OVERVIEW

The Saint John region is experiencing accelerated growth, driven by strong infrastructure, rising population, and significant public and private investment. With direct rail, road, air, and sea connections across Canada and into the United States, the area offers exceptional transportation advantages for industrial users. The metropolitan area is one of the fastest-growing regions in Atlantic Canada, supporting major redevelopment initiatives, including new schools, waterfront upgrades, a modern recreation facility, and ongoing investments into industrial parks. These developments further strengthen infrastructure and labour capacity, reinforcing the region's long-term economic outlook.



TOTAL POPULATION
78,165
Saint John

TOTAL POPULATION
142,422
Metropolitan

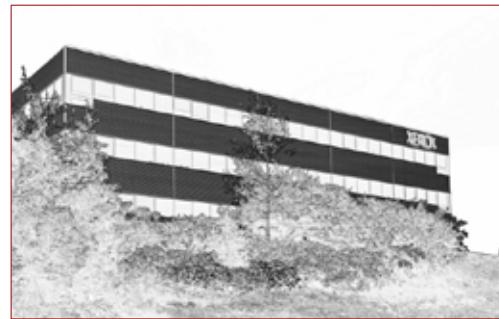


11.4 Business Park Commercial (CBP) Zone

Municipal Plan Context



The Business Park Commercial (CBP) zone accommodates areas that are generally identified for commercial redevelopment, compatible residential, and employment uses, such as business offices, research, and development facilities, and light manufacturing and assembly.



The Business Park Commercial (CBP) zone is intended for land inside of the Primary Development Area that is designated Business Centre. However, land in other appropriate designations could be zoned CBP.

11.4(1) Permitted Uses

Any land, building, or structure may be used for the purposes of, and for no other purpose than, the following provided no drive-thru facility is included:

- Accommodation;
- Bar, Lounge, or Nightclub, subject to paragraph 11.4(3)(a);
- Business Office, subject to paragraph 11.4(3)(b);
- Business Support Service;
- Cannabis Retail, subject to section 9.21; [2018, C.P. 111-53]
- Commercial Group; [2016, C.P. 111-35]
- Communication Facility;
- Converted Accommodation; [2023, C.P. 111-145]
- Day Care Centre;
- Distribution Facility;
- Dwelling Unit, subject to paragraph 11.4(3)(d);
- Financial Service;
- Health and Fitness Facility;
- Health Services Laboratory;
- Industrial Use, Special, subject to paragraph 11.4(3)(c);
- Medical Clinic;
- Personal Service;
- Recreation Facility; [2016, C.P. 111-35]
- Research and Development Facility;
- Restaurant;
- Retail Convenience;
- Self-Storage Facility, subject to paragraph 11.4(3)(f); [2019, C.P. 111-73]

ZONING



11.4(4) Zone Standards

(a)	Minimum Lot Area	4,000	square metres
(b)	Minimum Lot Frontage	30	metres
(c)	Minimum Lot Depth	40	metres
(d)	Minimum Front Yard	7.5	metres
(e)	Maximum Front Yard	22	metres
(f)	Minimum Rear Yard:		
	Abutting a Residential zone	7.5	metres
	Other	3	metres
(g)	Minimum Side Yard:		
	Abutting a Residential zone	7.5	metres
	Other	3	metres
(h)	Minimum Flankage Yard	7.5	metres
(i)	Maximum Flankage Yard	22	metres
(j)	Minimum Building Height	2	storeys
(k)	Maximum Building Height	24	metres
(l)	Buildings that are more than four storeys in height and orientated towards a street shall include an offset at the fifth storey having a minimum depth of 1.5 metres away from the street.		
(m)	The façades of main buildings shall consist of high quality finishes on any elevation orientated towards a street or lot zoned Residential, but such finish cannot use any of the following: galvanized or unfinished metal or concrete block or panel without an architectural finish.		

ZONING



(n) Maximum Lot Occupancy

50 percent

(o) Other Requirements

In accordance with the
General Provisions, Parts 4-9



Mark LeBlanc

✉ (506) 260-7203
✉ mark@partnersglobal.com

partnersglobal.com

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