

110 River Valley Drive

Grand Bay - Westfield, New Brunswick

CBRE

FOR LEASE



Property Details

Lot Size	1.11 AC.
Building Size	18,316 Sq. Ft.
Zoning	Mixed Use (MU)
Unit 2	~3,165 SF Ground Floor ~4,749 SF Lower Level
Rent	\$15.00 per sq.ft net
Additional Rent	Approx. \$3.82 plus Utilities
Parking	Ample free parking



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)



This unit has prominent visibility; Four private office on main floor; Large open work area; Staff room; Washrooms; Walk-out access at the rear of the building; A separate, unfinished storage area with own exterior access; Exterior Signage opportunities

Photo Gallery

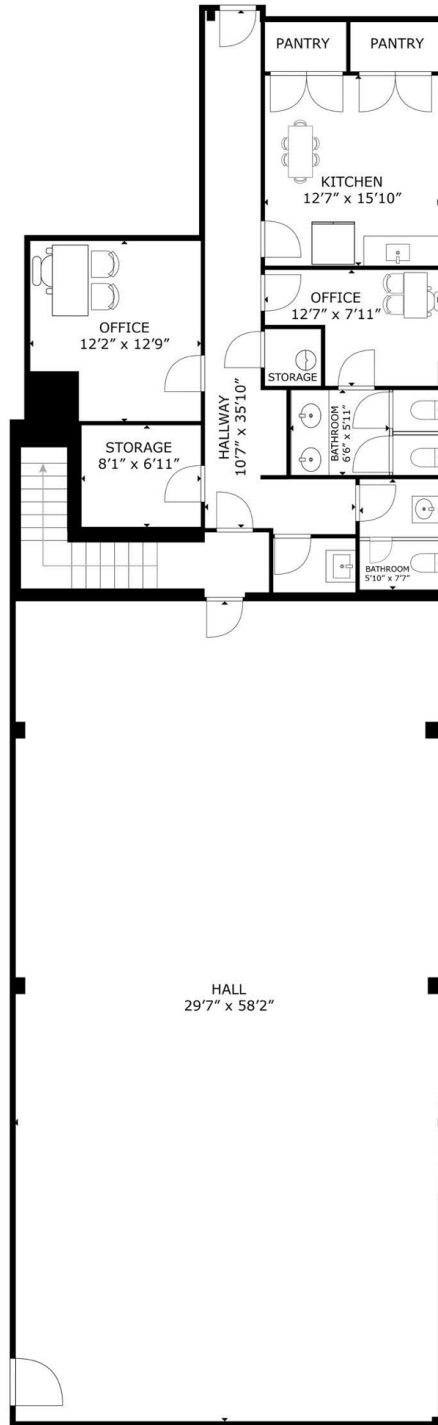


Photo Gallery



Floor Plan

[Click here to view 3D Interactive Floor Plan](#)

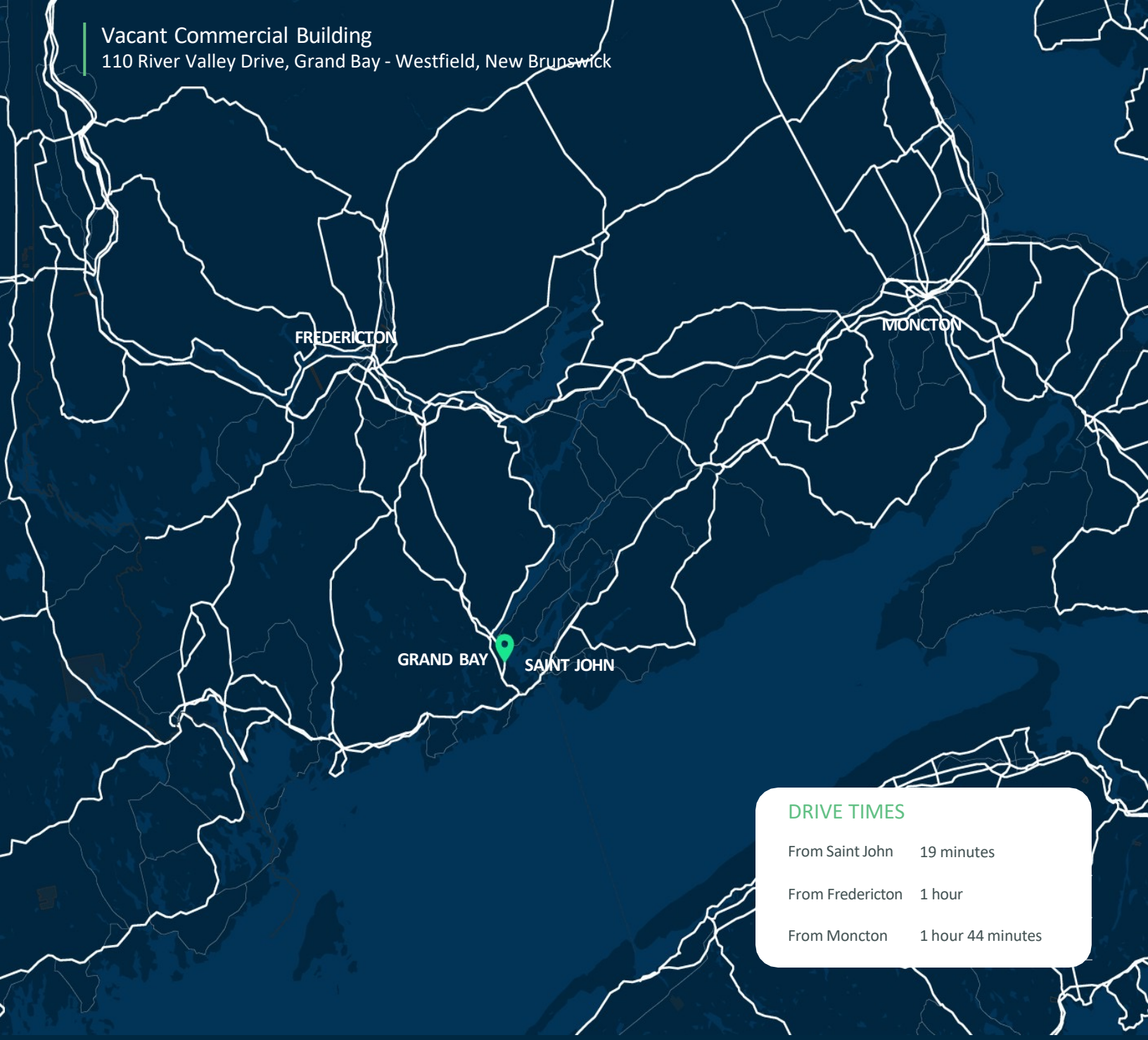


FLOOR 1



FLOOR 2

Vacant Commercial Building
110 River Valley Drive, Grand Bay - Westfield, New Brunswick



DRIVE TIMES

From Saint John	19 minutes
From Fredericton	1 hour
From Moncton	1 hour 44 minutes

Contact Us

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*Sales Representative **Broker. All Outlines are approximate. This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change, and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.