

FOR SALE
\$1,500,000

78,392 SF | INDUSTRIAL BUILDING

24 & 29 Avenue St. Georges
Edmundston, NB

Martine Godbout | Commercial Sales & Leasing



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24 & 29 Avenue St. Georges Edmundston, NB

FOR SALE

Features

This property is made up of 2 lots for a total of 78,392 SF:

Lot #1: 70,676 SF: Occupied by building; and

Lot #2: 8,256 SF: Used as parking space for employees and is covered with asphalt.

The building itself consists of 4 levels:

Floor 1 : Offices area, wholesale warehouse, freezer and cold room;

Floor 2: Offices area and wholesale warehouse;

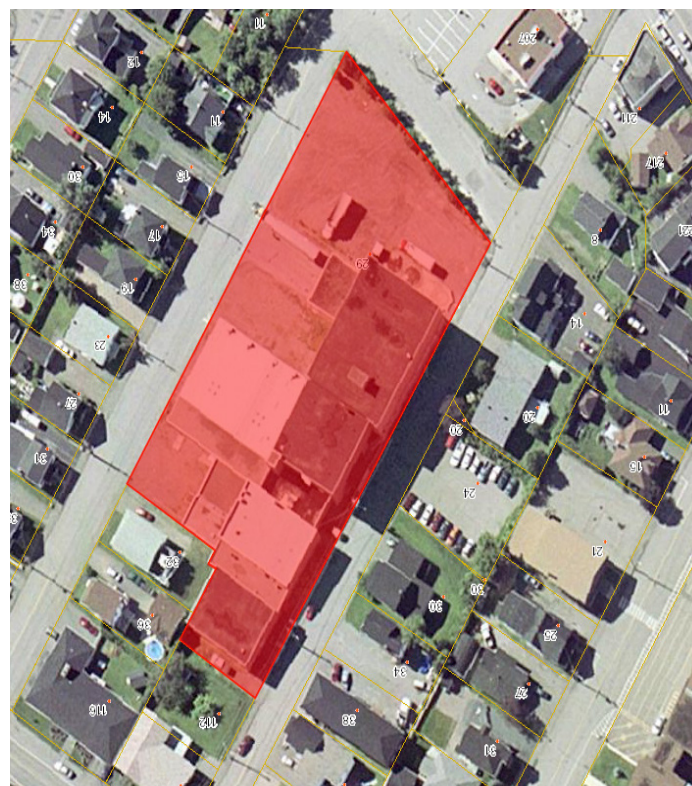
Floor 3: Wholesale warehouse; and

Basement: Wholesale warehouse, freezer, cold room and mechanical room.

This building has undergone maintenance, upgrades and renovations since being built.

PID(s)

35254366, 35293877, 00247466, 05053024



Location

24 & 29 St. George Avenue is located in Edmundston, New Brunswick, which is near the Quebec border and also the State of Maine border (Madawaska City). It is the first city reached when entering the Atlantic Provinces from the Province of Quebec, via the Trans-Canada Highway. The Trans-Canada Highway passes through Edmundston linking it to Fredericton, Saint John, Moncton and Halifax to the east, making this location easily accessible via multiple points.



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Building Features

- > Cold and freezing rooms;
 - Total of 8 rooms = \pm 25 864 SF with compressors equipment;
- > Loading docks;
- > Shelving/racking for storage;
- > Emergency lights, alarm and telephone systems;
- > Elevators (# 1 = 3000 lbs and # 2 = 5000 lbs);
- > Compressed air (glycol) sprinklers system for 100% of the building;
- > Wrapping machine (Synergy),
- > A complete commercial kitchen with accessories;
- > Central air conditioning for offices and kitchen; and
- > Secretary area and offices.



Contact Us

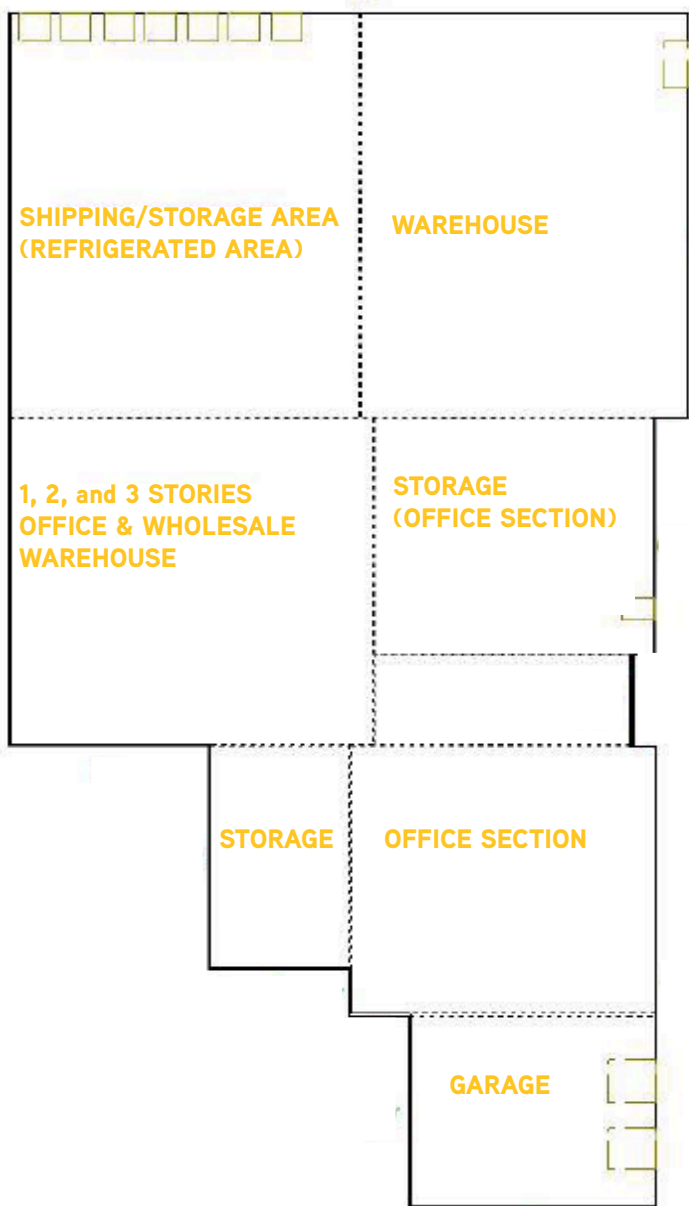
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Building Sketch

LOADING DOCKS



Building Specifics

Year Built: ± 1958 & 1972, additional renovations in 1990, 2000-2004 & 2008;

Improvements: Asphalt & gravel parking spaces all around, hook-ups to municipal sewer system and concrete walls;

Access to Services: Water, sewer/storm drains, electricity, streetlights, fire hydrant, sidewalks, garbage disposal, paved street, snow removal, fire/public protection services;

Foundation: Poured concrete with a poured concrete slab;

Structure: Wood, concrete & steel frame;

Windows: Aluminum commercial type, wood sliders and PVC crank case;

Exterior Walls: Sheet metal siding;

Roof: Flat roof with membrane, tar and gravel and aluminium;

Interior finish: Gypsum boards and tiles on walls and ceilings and steel/concrete in the warehouse;

Floor finish: Commercial tiles and linoleum in the office section and concrete in the warehouse;

Plumbing: ABS, copper and iron;

Electricity: One (1) main entrance of 400 Amps, breakers, 600 volts underground entry; and

Heating: Building is 100% heated using electric baseboards (office, heat from the compressor units for all the freezers and cold rooms, and oil boiler with hot water units.

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