

# Grand Bay-Westfield, New Brunswick

309 River Valley Drive



## Property Highlights

- Operating petroleum and convenience store site with Medicine Shoppe and Subway
- Located along a busy and main road through Grand Bay-Westfield
- Within 1 km of Sobey's, Tim Hortons, Subway and Home Hardware
- Higher income residential area on the outside of Saint John



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## Project Details

**Property ID:** 00217364, 00217380, 00217406,  
30131429

**Adjacent Irving/Circle K:** 5,370 SF or 498.89 m<sup>2</sup>

**Space Available:** 1400 sq. ft. +/-

## Growth Indicators:

- Assessment base for the municipality has increased from \$353,298,350 to \$361,625,950. The increase provided approximately an additional \$114,000 in revenue for the year 2014.
- Total expenditures increased by \$140,294 in 2013.

## Tenants of our properties include:

BMO, Subway, McDonald's, Tim Hortons, Canadian Tire, Dunkin' Donuts, Carquest, Dairy Queen, Circle K, A&W, Quizno's, Rogers, NL Liquor Corporation, Coast Tire & Auto, Thrifty Car Rental, Canada Post, Couche-Tard, Hogan Tire, CAT Scale, TD Bank, Harvey's, Pharmasave, Sleep Country, Pita Pit

Irving Oil is a privately owned regional refining and marketing company with a history of long-term partnerships and relationships. Our company offers significant holdings in Quebec, Atlantic Canada, and New England. With a portfolio that consists of prime real estate locations off major exits, our properties are ideal for fast food and quick service industries.

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