

For Lease

Restaurant Business Premise
101 Prince William Street
Saint John New Brunswick
September 25th, 2026

OPPORTUNITY

Bedore Jeffery Properties Inc. is offering a 900 sq.ft. restaurant/cafe premise for lease, with the Uptown area of Saint John, New Brunswick, zoned for restaurant, and at a leased rate of \$2,500 plus HST, with heat & water/sewer included.

The intended use of this leased premise, shall be as a "sit-in and take-out restaurant establishment, specializing in food & beverage, and with optional catering services". No deep-fryer, grill or grease-trap shall be used or permitted on the premises, although a 40amp hookup is in place for a commercial oven & stove, and 20/30amp receptacles to accommodate air fryers, microwaves & hotplates. Seating is designated at a capacity of 10-26.

Prince William Street is a historic street in the centre of Saint John, New Brunswick, and home to five popular restaurants on this street in the uptown area, and another 10 restaurants within walking distance of 2-3 minutes. Our location at 101 Prince William Street is in the very centre of the "eating out" in the city.

The basic rental arrangement will be established as a one year lease, with option to renew annually or an option to lock-in for a 5 year period, with terms and conditions mutually agreed upon by both the Tenant and Landlord. The monthly rental rate is set at \$2,500, including heat & water, plus hydro.

The Landlord will be hands-off, and not intercede with the Tenant's operations, however will offer support to the Tenant when requested and wherever possible.

It has been commonly recognized that there exists abundant opportunities for the introduction to a more widely diverse restaurant menu in this affluent uptown market, to compete with restaurants operating in the water-front area of Saint John. Some of these options can be summarized as follows;

- grilled, baked & airfried protein or protein substitutes, including tofu, halloumi, chicken, fish & beef, prepared without the use of deep-fryers, grills, or the use of seed oils
- vegetarian, vegan & Kosher options, offering minimal complex carbs, but rather focus on taste/nutrition
- packaged grab & go lunch options for nearby high school students & faculty & late-night take-out
- Saturday & Sunday brunch offering
- fresh fruit smoothies, cocktails & mocktails, special coffees, ice coffee, mixed drinks & alcohol offerings

Other opportunities to compete with local restaurants, currently operating in the uptown Saint John market;

- more convenient hours of operation beyond 9pm during weekdays & food service beyond 11pm on weekends
- loyalty programs & customer appreciation rewards for repeat dining room & catering customers
- convenient catering options including mobile liquor services, and affordable self-serve & full-service catering

The owners wish to support a prospective Tenant to encourage their success, therefore looking for just the right restaurant operator to serve segments of the local restaurant market not adequately served. If you are interested in submitting a proposal for operating such a cafe or restaurant, please submit your contact information and proposal, and let's talk.

Link: <https://bedores.ca/properties/101-prince-william-street/>

eMail: info@Bedores.ca

Call: 506 871-9167



BEDORE JEFFERY PROPERTIES INC.